

RAVENSTOFT KINROSS KY13 0UL

HARPER & STONE
ESTATE & LETTING AGENTS





RAVENSTOFT

KINROSS, KY13 0UL

PROPERTY FEATURES

- 4 Bedroom detached Family home
- Flexible family living over approximately 188 square metres
- Immaculately presented throughout
- Outstanding views to the open countryside
- Modern kitchen/dining/living space
- Shower room and bedroom on the ground floor
- Principal bedroom with ensuite shower room
- Private parking for several vehicles
- Early viewing essential

Returned to the market 5 March 2024 - Early Viewing Advised!

Harper & Stone are delighted to present to the open market Ravenstoft, a truly spectacular home which enjoys an enviable and sought after setting with panoramic views of the surrounding countryside.

The accommodation is comprised of:

Ground Floor: Entrance Vestibule, Hall, Lounge, Kitchen/Diner, Bedroom, Shower Room and Utility Room.

First Floor: Hall, Bedroom with Ensuite Shower Room, Two further Bedrooms and Family Bathroom.

Entry to the property is through the front door into the vestibule which in turn leads to the welcoming hallway from where the downstairs living seamlessly flows. To the right is the Lounge, a charming welcoming space with triple aspect windows allowing the natural light to flow in. To the left is bedroom 4 which is currently used as a snug/family room which is front facing. Subsequently on the left is the lower shower room offering walk in shower, vanity sink with storage cupboard and WC. At the end of the hall is the Kitchen/Dining Room a lovely spacious social area ideal for entertaining. There is an excellent selection of wall and base units in a light gray guise with darker gray work surfaces which compliment the look perfectly. Integrated appliances include an Induction hob, AEG double oven with Wi-Fi connection, fridge, freezer and dishwasher. Double aspect windows along with the French doors bring the outside in creating the hub of the home. The Utility room leads off the kitchen and offers further storage, sink, spaces for 2 freestanding appliances and access to the rear







RAVENSTOFT

garden via the back door. Completing the lower living is a large under stair cupboard which also houses the Solar Panel controls.

Heading upstairs the upper landing offers a large storage/linen cupboard and a useful space for a workstation ideal for remote working. To the front on the right is the Principal bedroom with ensuite shower room offering walk in shower, vanity sink with storage and WC. Bedroom 2 sits to the left, with both rooms blessed with plenty of natural light. Bedroom 3 sits to the rear of the property, and again is light and bright. Concluding the upper living is the Family bathroom presenting a 3 piece suite in white of bath, hand held shower, vanity sink with cupboard and WC. All the bedrooms are furnished with mirrored fitted wardrobes offering ample storage.

Externally the property is blessed with beautiful gardens to the front, side and rear which are predominately laid to lawn with several raised beds to the rear. The rear garden is ideal for outdoor entertaining, with the views of the surrounding countryside taking centre stage. The woodland at the front of the property is

community woodland and can never be developed.

The sale will include all fitted floor coverings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F
EER Band C

Water: Mains
Sewage: Mains
Heating: LPG

Crook of Devon is a lovely little village with a local pub, post office, paper shop and petrol station. In addition to nearby village amenities, the central location means that more major facilities can be readily accessed including in the historic towns of Stirling, Kinross and Dunfermline and other nearby towns. Equally Crook of Devon is located just 6.5 miles from the town of Dollar. There is

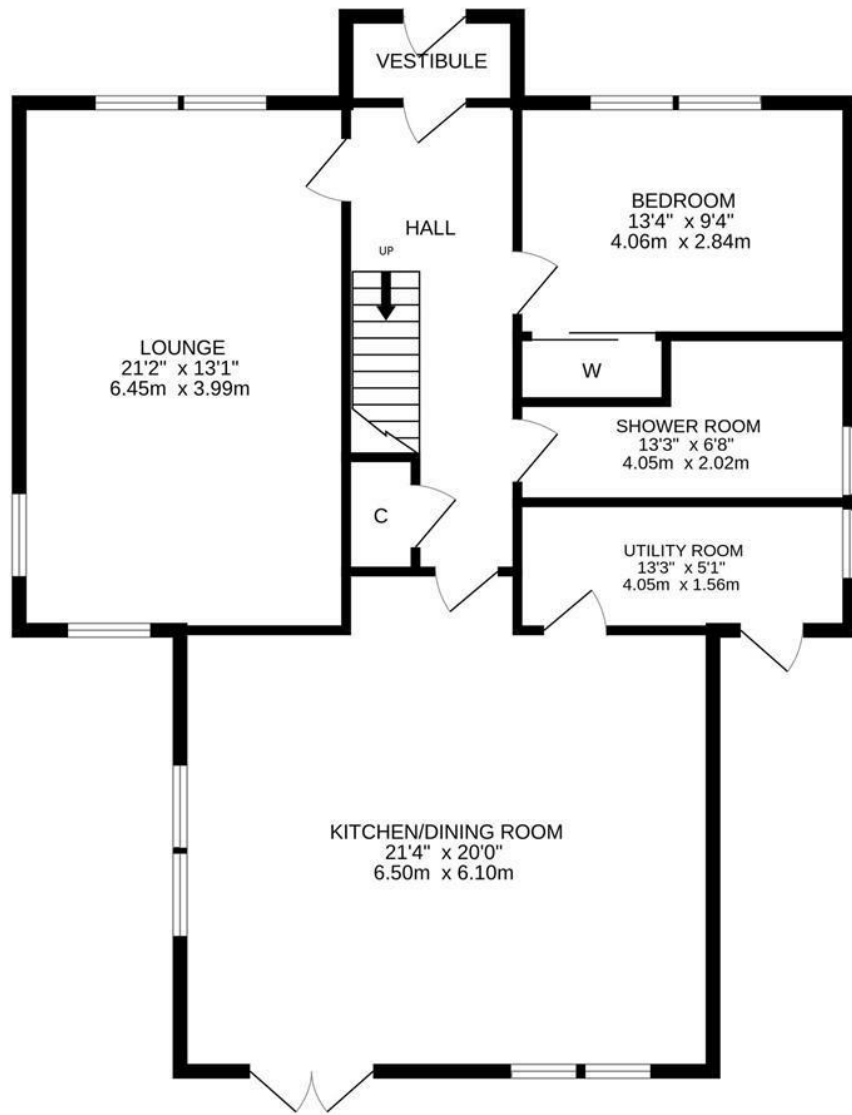
easy access to the main motorway networks and the major cities of Edinburgh and Glasgow, each with an international airport. Schooling is well catered for with a Fossoway Primary School across the road, secondary schooling at Kinross High School, and independent schools including the nearby Dollar Academy.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

