

**J & G
WILSON**

17, St Serf's Road, Crook of Devon, Kinross, KY13 0PQ.

A luxury 4 bedroom bungalow with mature private gardens. Offers over £385,000.





Particulars of Sale

M90 5 miles, Kinross 6 miles, Dunfermline 13 miles, Stirling 18 miles, Perth 22 miles & Edinburgh 31 miles.

A luxury 4 bedroom detached bungalow with many recent improvements enjoying a prime cul-de-sac position with mature private gardens.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel west along the A977 travelling to Crook of Devon. Travel past the village shop and turn second left onto St Serfs Road. Follow the road leading round past the church and tennis club. Number 17 is positioned on the left hand side.

SITUATION

Crook of Devon is a popular village with amenities including a village shop for every day needs, village hall, church and pub. Muckhart is also nearby with amenities including a golf course (27 holes), village tea room and pub.

The school catchments are Fossoway Primary which is within walking distance of the property and Kinross High School. Both schools enjoy an excellent reputation.

Kinross is only a short journey away and offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline, Stirling and Perth are accessible and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.





DESCRIPTION

A quality detached bungalow with spacious and versatile accommodation extending to 1,463 square feet (136 sq m). The property enjoys a lovely cul-de-sac position with very private gardens. The design on offer includes a vestibule, a reception hall, a spacious lounge with a log burning stove, a dining room open plan to the newly fitted kitchen / appliances, a newly fitted utility room, a conservatory with electric roof blinds, 4 bedrooms, a master en-suite shower room and a principal bathroom.

The specification includes an air source central heating heating system fitted in 2017 with radiators throughout the property and 16 solar / PV roof panels with a 4kw capacity fitted in 2015. Quarterly payments are received from OVO. The property enjoys an impressive energy rating of B (87).

Outside the property has a gravel driveway providing excellent parking. There is an integral single garage which has light and power. The garage measures 23'2 (7.07m) x 9'2 (2.80m). The front gardens are mainly in grass with mature shrubs. The rear gardens are in grass with mature hedges providing excellent privacy. The luxury garden pod / office is available by separate negotiation and new cost £17,000.

The property is perfect for couples and families. Viewing is strongly recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band F.

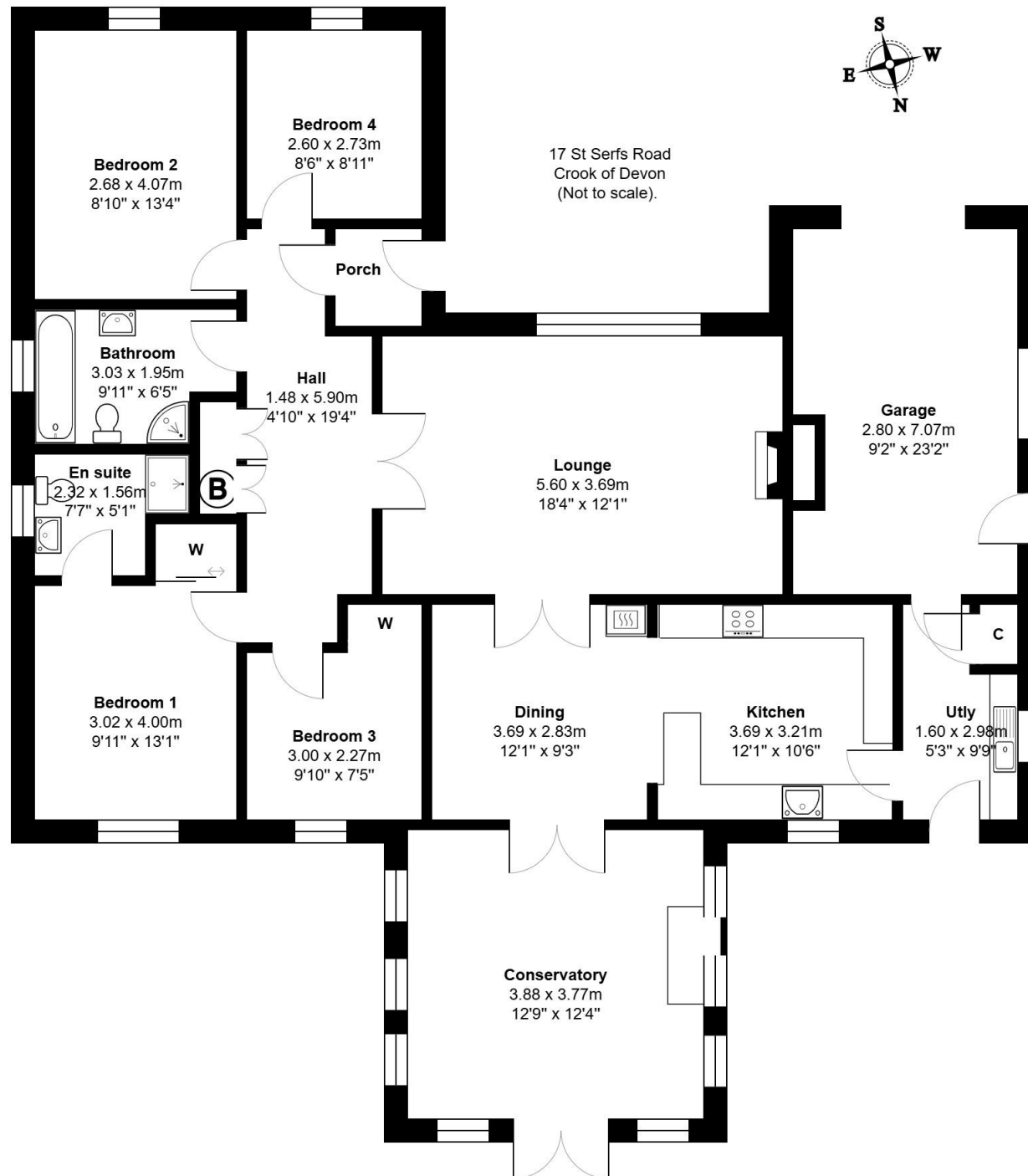
ENERGY RATING The property is rated as B (87).

Particulars prepared February 2025.











PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
18 High Street
Kinross
KY13 8AN

T: 01577 862302

E: contact@jgwilson.co.uk

www.jgwilson.co.uk