

ROCKCLIFFE NAEMOOR ROAD, KINROSS KY13 0UH

HARPER & STONE  
ESTATE & LETTING AGENTS







# ROCKCLIFFE NAEMOOR ROAD

KINROSS, KY13 0UH

## PROPERTY FEATURES

- Delightful 5 bedroom family home circa 1968 set in idyllic countryside surroundings
- Approximately 200 square meters of flexible living space
- Generously proportioned lounge with stunning views
- Large kitchen with separate utility room
- Garden room offering a lovely space to relax or entertain
- Impressive principal bedroom on ground floor with en-suite bathroom and dressing room
- Two further downstairs bedrooms with built-in storage
- Beautiful, mature garden grounds surrounding the property
- Detached double Garage
- Early viewing strongly recommended.

Harper & Stone are pleased to present to the market this delightful family residence, set within mature, beautifully landscaped gardens that overlook the surrounding countryside and neighbouring deer farms. The property offers generously proportioned accommodation extending to over 200 square meters, providing a flexible and versatile living space.

The accommodation is presented as follows:

Ground Floor: Entrance Vestibule, Lounge, Kitchen/Diner, Dining Room, Inner Hall, Master Bedroom with Dressing Room and Ensuite Bathroom, Two further Bedrooms, Bathroom, Utility Room and Conservatory.

Attic Floor: Hall and Two Bedrooms.

The main entrance at the front of the property opens into a welcoming vestibule, from where the ground floor living flows. The generously proportioned lounge provides a warm and inviting setting, enhanced by a gas fire for additional comfort. A standout feature of this room is the large Southeast facing picture window, which affords attractive views over the neighbouring deer farm. Accessible from the lounge, the dining room presents French doors that lead into the garden room, creating an ideal setting for entertaining family and friends. The garden room opens directly onto the outdoor space, providing a seamless connection to the garden and offering a versatile area that can be enjoyed throughout the year.

The spacious kitchen offers an excellent range of wall and base units in a white Shaker style finish, complemented by integrated appliances including a fridge/freezer, dishwasher, double oven with grill, cooker hood, 4 burner gas hob, and a stainless-steel double sink with drainer. Marble effect worktops extend to the breakfast bar, providing a practical option for casual dining. The garden room can also be accessed from this space. Adjacent to the kitchen, the utility room provides additional storage and space for a washing machine. The back door from the utility room offers convenient access to the driveway and garage.

The impressive principal bedroom is situated on the ground floor and enjoys views over the surrounding countryside. This











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exceptional suite includes a spacious ensuite bathroom featuring a bath, separate shower cubicle, and twin sinks with fitted vanity units. An outstanding dressing room with two large, fitted wardrobes provide ample storage for personal belongings. Two further ground floor bedrooms are also offered, each benefiting from built-in wardrobe space.

Completing the ground floor accommodation is the family bathroom, which includes a Jacuzzi bath, over bath shower, pedestal sink with storage and a WC.

On the upper level, there is a well proportioned bedroom featuring a Velux window that allows ample natural light. A door leads to a storage area in the eaves, which also houses the boiler. Another spacious room on this floor is currently utilised as an additional reception room, however, it would serve equally well as a generously sized bedroom, enhanced by double Velux windows that capture impressive views of the surrounding countryside.

Externally, the property is set within beautifully mature, landscaped gardens that surround the home. A partially covered deck to the side offers an ideal space for entertaining or simply relaxing while observing the local wildlife. The front and side of the property feature areas of lawn bordered by established shrubs and trees. A charming summer house is positioned at the foot of the garden, providing a peaceful retreat to enjoy the tranquil setting.

To the rear, the grounds are finished with monobloc paving, offering convenient access to the shed and workshop, perfect for those requiring additional space for hobbies or storage. The double garage is equipped with electric doors, power sockets, a window, and a side entrance. The driveway accommodates at least three vehicles, and a wrought iron gate enhances both security and privacy.

This much loved home has been cherished for many years and, while some modernisation may be desired, it offers exceptionally generous living space, beautifully maintained gardens, and a highly sought after countryside setting. This is a rare opportunity to acquire such an impressive property, hence early viewing is strongly recommended.

The sale will include all fitted floor coverings, light fittings, 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.

Navigation:///vertical.rockclashing

Council Tax Band G  
EER Band F

Water: Mains  
Sewage: Private Septic Tank  
Heating: LPG Gas

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 Fossway Primary School across the road, secondary schooling at Kinross High School, and independent schools including the nearby Dollar Academy. It is also 12 miles from Gleneagles.

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.

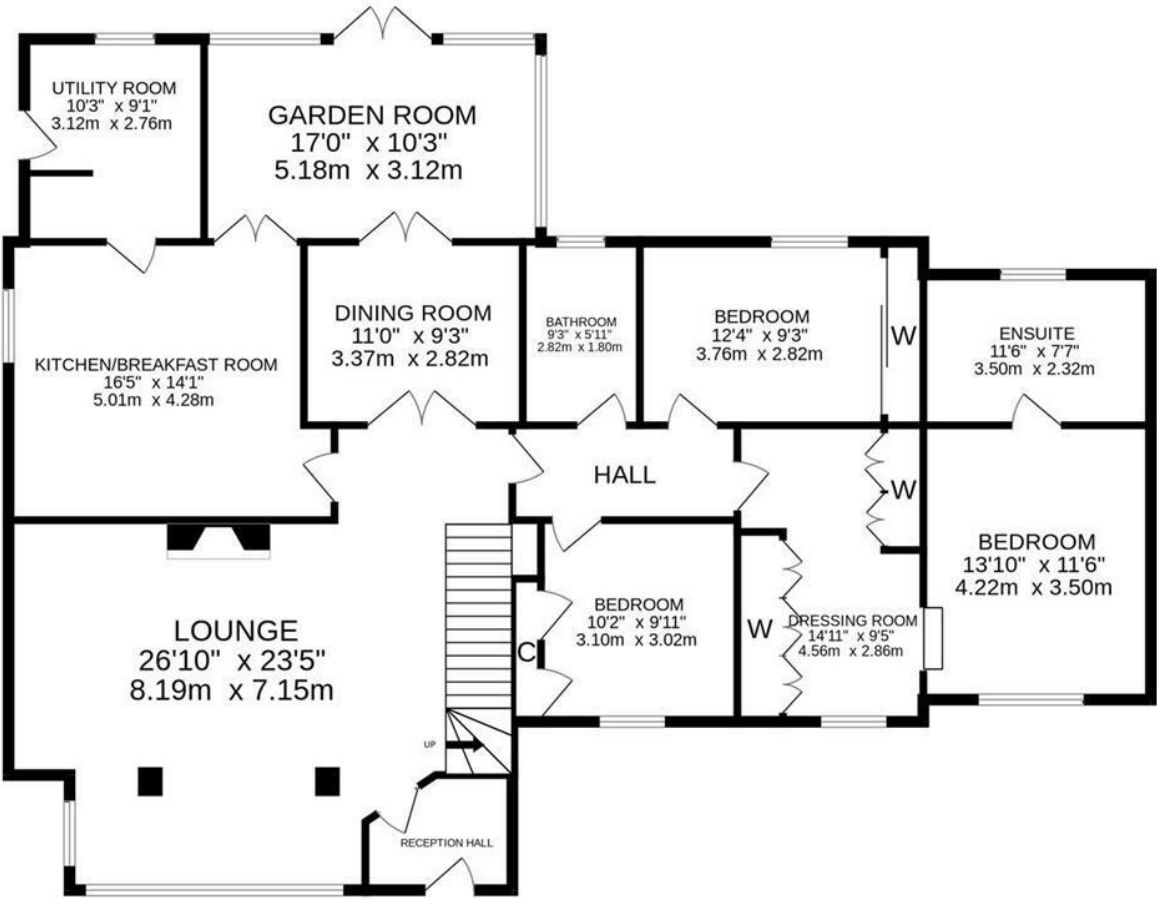
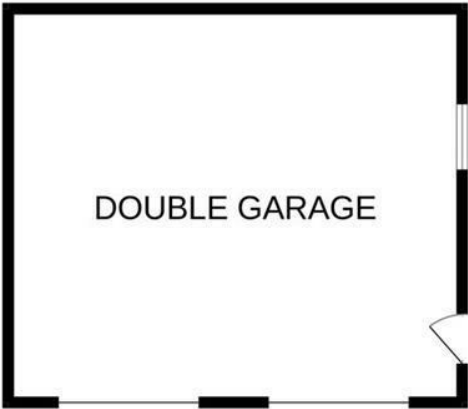








GROUND FLOOR





## FIRST FLOOR

