

GLENDALE DRUM KY13 OPR

HARPER & STONE
ESTATE & LETTING AGENTS





GLENDALE

DRUM, KINROSS KY13 OPR

PROPERTY FEATURES

- 3 Bedroom semi detached cottage Circa 1880
- Approximately 105 square metres of flexible living space
- Bright functional kitchen
- Generous open plan lounge/dining room with multi fuel burner
- Contemporary stylish bathroom
- Multi use summer house
- Large private garden
- Detached double garage
- Ample parking for multiple vehicles
- Early viewing advised

Harper & Stone are delighted to introduce Glendale to the market a wonderfully spacious semi detached cottage nestled in the picturesque and peaceful hamlet of Drum. Surrounded by generous garden grounds and brimming with charm, this lovely home offers an exciting opportunity for its next owners to create something truly special in a highly desirable rural setting.

The Accommodation is Presented as Below:

Ground Floor: Living/Dining Room, Conservatory, Kitchen, Inner Hallway, 3 Bedrooms and a Bathroom.

Stepping inside, you are welcomed into a cosy and inviting lounge and dining area, the true heart of the home. With its soothing atmosphere, a charming multi-fuel burner, and plenty of space to gather with family and friends, it's the perfect place to relax and unwind. From here, the home flows effortlessly into a bright and practical kitchen and conservatory area complete with a range cooker and freestanding appliances such as a washing machine, dishwasher and fridge.

The Principal bedroom is a peaceful and spacious retreat easily accommodating a super king sized bed and complemented by fitted wardrobes. Bedroom two offers a warm and cosy double space also with built in storage, while bedroom three is currently set up as a home office which is perfect for modern living and provides access to a partially floored and insulated loft via a built in ladder.

Continuing through the home you find a generously sized modern bathroom featuring a luxury sized bath and large separate shower with bespoke glass brick wall, along with WC and sink designed for comfort and convenience. The hallway also benefits from excellent storage, with a handy airing cupboard.

Outside the property, the gardens stretch to approximately a quarter of an acre with mature shrubs, plants and







GLENDALE

trees. The expansive private rear garden is a tranquil haven featuring a lush lawn and a sunny patio area ideal for relaxing or entertaining. To the side lies a versatile space with endless potential, whether as a vegetable garden, play area, or site for additional outbuildings. A charming summer house with electricity, currently used as a gym and office adds even more flexibility. The double garage with electric door, provides excellent space for storage and workshop use.

To the front of the property is mainly laid mono block providing excellent off street parking for 5 to 6 vehicles. Virginia creeper adorns the front of the house and boast beautiful green leaves in spring and summer then turn bright red for autumn. Virginia Creeper does not retain moisture and is self shedding so does not affect the original stonework.

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///radiated.shrug.joggers

Council Tax Band C
EER Band E

Water: Mains
Sewage: Mains
Heating: LPG (New tank and pipe work installed 2026)

Drum is a rural village located on the A977 within a very short walk of the larger village of Crook of Devon. Crook of Devon is a popular village offering good local amenities such as a pub, post office, village shop, garage and Fossoway primary school. Kinross is just a few miles from both Drum and Crook of Devon and offers a wider range of amenities such as supermarket, banking and local shops. Kinross has its own newly built High School within Kinross Community Campus and a daily bus service operates for children in attendance. Kinross also has its own Park and Ride service connecting you to Edinburgh and Perth. In addition there is a local bus service from the village to Stirling making Crook of Devon an ideal commuter base. Dollar is a short 5 mile drive away and also offers a good variety of local amenities along with Dollar Academy which is a private school taking in both primary and secondary aged children. as Glenalmond, Strathallan, Kilgraston and Craigclowan are all within easy reach. Kinross-shire offers an abundance of activities such as curling, swimming, golf, tennis and horse riding. The area is

well known for its country walks and Loch Leven Heritage Trail is popular with both walkers and cyclists alike. RSPB Vane Farm is set on the banks of Loch Leven offering ample bird watching opportunities.

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.





