



Morgans

PROPERTY

18 Waulkmill, Crook of Devon, Crook of Devon, KY13 0UJ

£150,000



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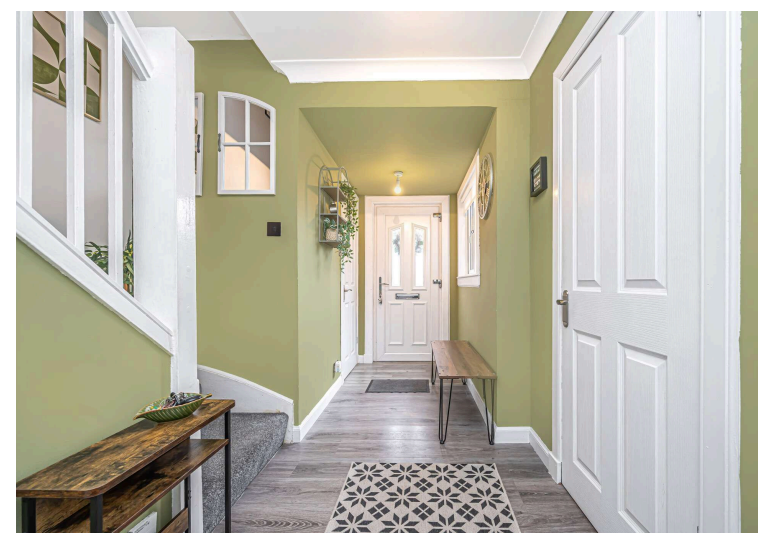
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D



Mid-Terraced Property



Enclosed Rear Garden



Sought After Location



EPC Rating - D



3 Bedrooms



Off Street Parking to the Front



Stunning Views from the Front



Council Tax Band - C



Welcome

18 Waulkmill is set within the peaceful village of Crook of Devon, this well-presented three-bedroom mid terraced home offers generous living space, modern finishes, and attractive open views to the rear. Thoughtfully laid out across two floors, the property is ideal for couples, families, or anyone seeking a quiet village setting with excellent outdoor space.

The ground floor features a bright entrance hallway with plenty of storage, stairs to the upper level and doors leading to the kitchen and lounge. The spacious dual-aspect lounge/diner is flooded with natural light and offers ample room for both relaxation and entertaining. The modern kitchen sits to the rear, providing a practical and stylish workspace with direct access to the garden.

Upstairs, the property offers three well-proportioned bedrooms along with a bright family bathroom. Each room is comfortably sized, making the home versatile for family living, home working, or guest accommodation.

Externally, the property benefits from an easily maintained front garden that enjoys open views over the surrounding landscape and a fully enclosed rear garden. A standout feature is the large outbuilding, offering excellent potential for storage, a workshop, hobby space, or future development (subject to any necessary consents). This is a charming home in a desirable rural location, combining modern comfort with village tranquillity.





LOCATION

Crook of Devon is a popular village offering good local amenities such as a pub, post office, village shop, garage and primary school. Kinross is just 6 miles from the village and offers a wider range of amenities such as supermarket, banking and local shops. Kinross has its own newly built High School which is recognised as one of the best schools in the country.

Kinross also has its own Park and Ride service connecting you to Edinburgh (28 miles) and Perth (23 miles). In addition, there is a local bus service from the village to Stirling (20 miles) making Crook of Devon an ideal commuter base.

Dollar is a short 5-mile drive 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. Other private schools such 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.





Information

VIEWINGS

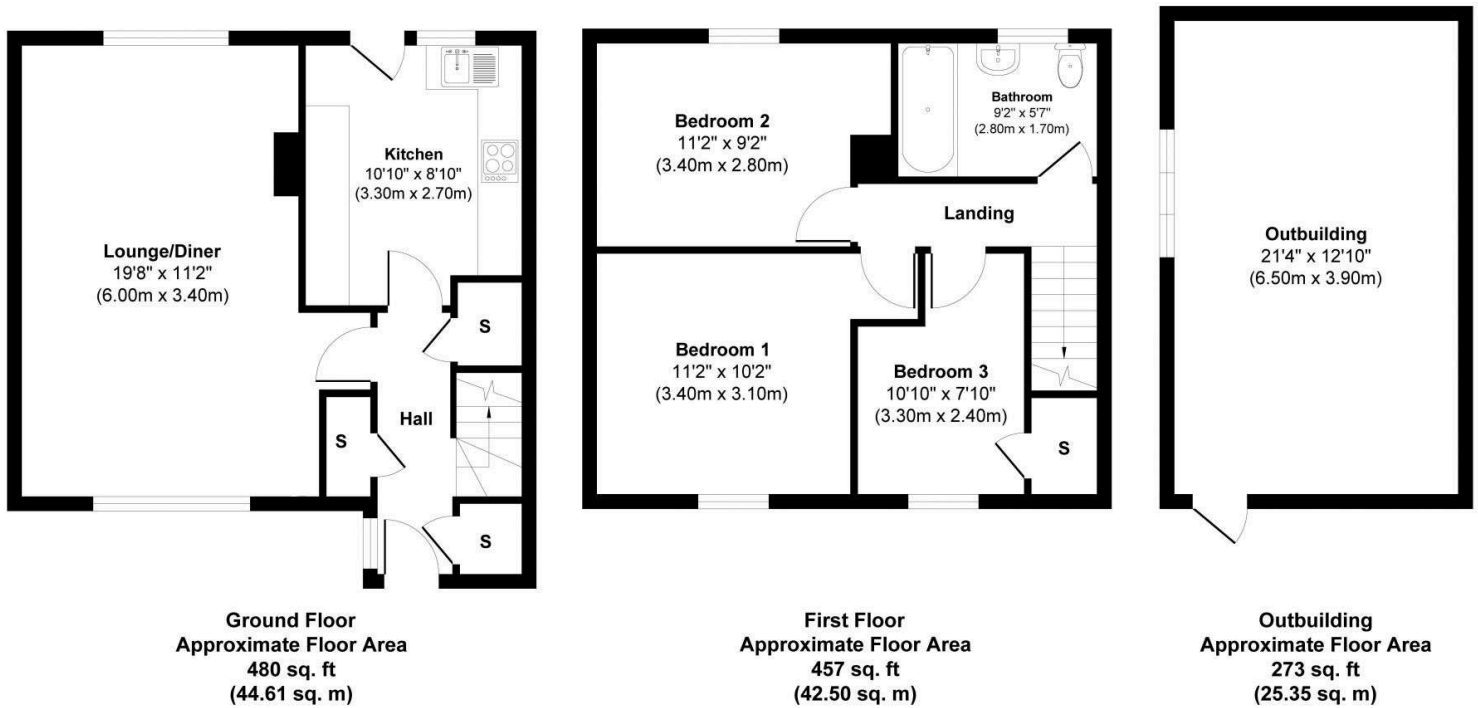
All viewings are strictly by appointment by calling Morgans on 01577 863424.

EXTRAS INCLUDED IN THE SALE

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.

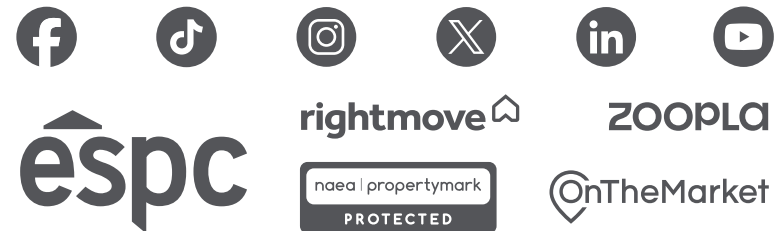


Approx. Gross Internal Floor Area 1210 sq. ft / 112.46 sq. m (Including Outbuilding)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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