

# KINGFISHER COTTAGE CROOK OF DEVON KY13 0UL

HARPER & STONE  
ESTATE & LETTING AGENTS





# KINGFISHER COTTAGE

CROOK OF DEVON, KY13 0UL

## PROPERTY FEATURES

- Charming 4 bedroom semi-detached cottage
- Open plan lounge/dining/kitchen area
- Sunroom with stunning outlook over a pond
- 2 bedrooms with en-suite
- Utility room with space for appliances
- Idyllic setting
- Available from 18th September 2026

Harper & Stone are delighted to bring to the rental market Kingfisher Cottage, a charming semi-detached cottage nestled within the idyllic surroundings of the picturesque village of Crook of Devon.

Full of character and offering a wonderful blend of charm and comfort, this delightful property is sure to appeal to a variety of tenants. With its attractive setting and welcoming feel, Kingfisher Cottage presents a fantastic opportunity to enjoy peaceful village living while still being within easy reach of local amenities.

On the ground floor, you are welcomed into a beautifully presented open plan lounge, kitchen and dining area, creating a wonderfully sociable and contemporary heart to the home. The lounge enjoys windows to two sides, flooding the space with natural light and creating a bright and inviting atmosphere. A charming wood burning stove provides a cosy focal point, perfect for relaxing evenings.

The stylish Shaker style kitchen has been thoughtfully designed with both practicality and aesthetics in mind and is equipped with an induction hob, electric fan oven, ceramic sink, integrated dishwasher and a large fridge freezer. The kitchen benefits from the addition of a peninsular with bar seating, providing an ideal spot for casual dining or enjoying a morning coffee.

A separate utility room offers excellent additional functionality, featuring a further sink, useful storage, washing machine and space for additional appliances. A convenient WC is also located off the utility area.

A particular highlight of this wonderful home is the beautiful sunroom. With generous windows spanning three sides, this peaceful space makes the most of the stunning surroundings, offering







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delightful views across the small pond and towards the rolling countryside beyond. It is an idyllic spot to sit back, relax and enjoy the changing seasons.

Also on the ground floor is a comfortable double bedroom, complete with a Jack and Jill en-suite, making this a particularly versatile space for guests or family members. A spacious entrance hall, incorporating a useful built-in storage cupboard, completes the ground floor accommodation.

Upstairs, the generous master bedroom provides a peaceful retreat and benefits from an en-suite shower room and built in wardrobes, offering excellent storage. The main family bathroom is fitted with a WC, pedestal wash hand basin and shower cubicle.

Two further well proportioned double bedrooms, both benefiting from built-in storage, complete the first floor accommodation, providing plenty of flexibility for family, guests or home working.

Externally, the property enjoys attractive front and rear gardens,

providing a lovely extension to the living space. A decking area offers the perfect place to unwind, dine alfresco or simply sit and enjoy the peaceful surroundings and beautiful countryside setting.

Overall, Kingfisher Cottage combines character, contemporary comforts and an enviable rural setting, creating a wonderfully welcoming home with plenty to enjoy both inside and out.

Viewings are strictly by appointment only via Harper & Stone.

No HMO / Non-smokers only / One well behaved pet considered  
Council Tax Band F  
EER Band C  
Landlord Registrations: 320414/340/14531  
LARN 1811005

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.

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