



1, Woodlands, Naemoor Road, Crook of Devon, Kinross, KY13 0UG.

A luxury 4 bedroom home with a woodland backdrop. Offers over £425,000.





## 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 home enjoying a prime edge of village setting and a woodland backdrop.**

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### PARTICULARS OF SALE

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#### DIRECTIONS

From Kinross travel west along the A977 travelling to Crook of Devon. Travel past the village shop and turn right onto Naemoor Road. Follow the road and Woodlands is a cul-de-sac on the right hand side. Number 1 is the first home on the left hand side.

#### SITUATION

Crook of Devon is a popular village with amenities including a village shop for every day needs, a village hall, a church and a pub. Muckhart is also nearby with amenities including a golf course (27 holes), a village tea room and a 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 detached luxury home with spacious and versatile accommodation extending to 1,958 square feet (182 sq m). The property enjoys a lovely cul-de-sac position on the edge of the village with a backdrop to woodland. The estate land to the rear is perfect for country walks and wildlife watching.

The design on offer includes a vestibule, a reception hall, a spacious lounge, a dining room open plan to the fitted kitchen / appliances, a spacious utility room, 2 bedrooms, 2 shower rooms (1 is an en-suite wet room shower room), an upper floor landing, a spacious upstairs living room which could be converted to form a master bedroom suite or 2 bedrooms, a further double bedroom and a principal bathroom with a separate shower. The specification includes an oil central heating system, double glazing and a good range of in built storage space.

Outside the property has a gravel driveway providing excellent parking. There is a further mono block driveway to the side. The detached single garage measures 23'9 (7.31m) x 10'6 (3.25m). It has light and power as well as an electric door. The front gardens feature mature shrubs and the twin driveways. The rear gardens are mainly in fine gravel for low maintenance and there is a raised patio. The side gardens feature an ornamental pond with colourful borders and a level garden area formerly used as a vegetable plot.

Viewing is strongly recommended to appreciate this excellent home and its lovely setting.

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## GENERAL INFORMATION

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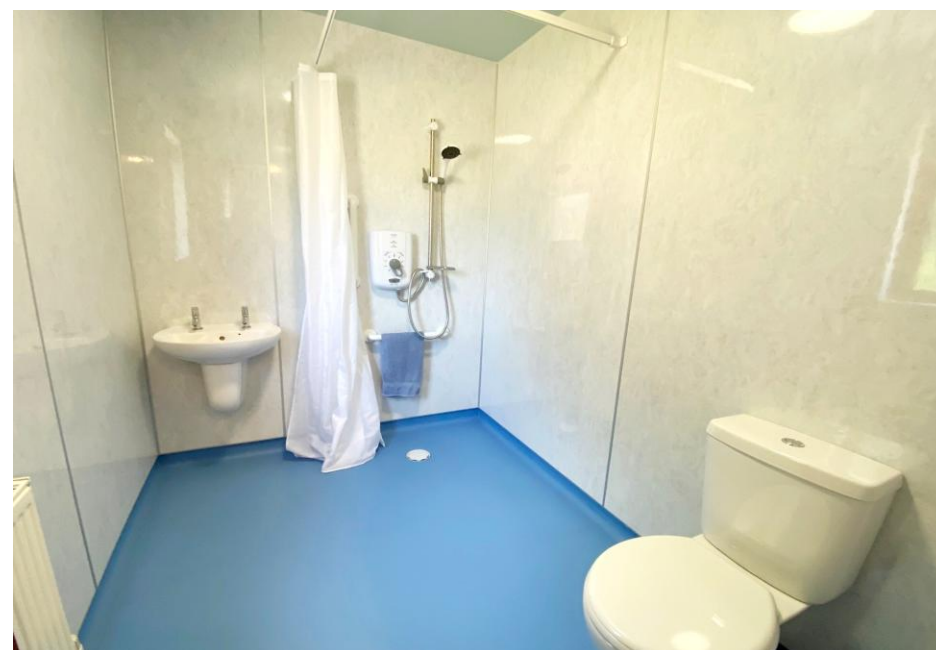
**VIEWING** Please telephone J & G Wilson on 01577 862302.  
[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**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](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band F.

**ENERGY RATING** The property is rated as C (71).

Particulars prepared June 2026.



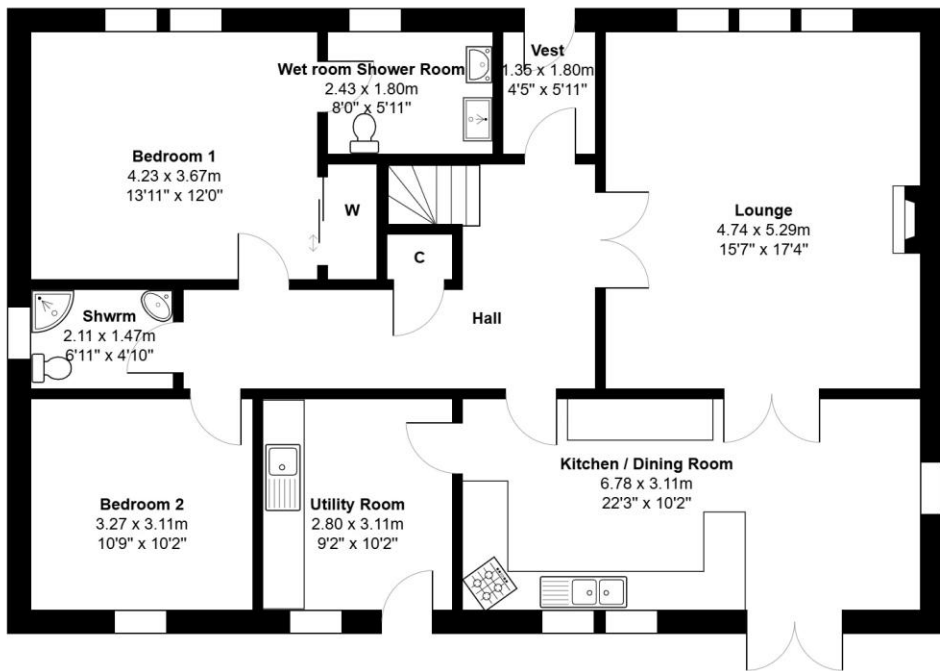




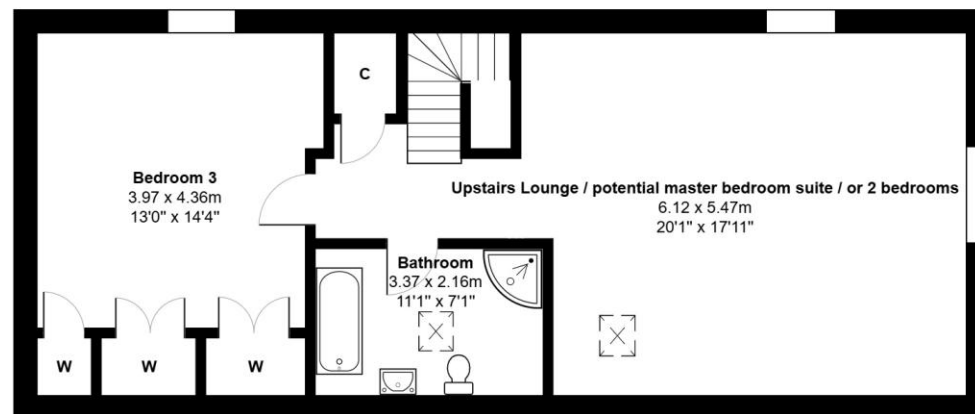








1, Woodlands,  
Naemoor Road,  
Crook of Devon,  
KY13 0UG.  
(Not to scale).





### 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](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)