

Morgans PROPERTY

13 St Serfs Road, Crook of Devon, Kinross, KY13 0PQ

Offers Over £255,000

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- Detached three-bedroom bungalow
- Bright and spacious living room
- Well-maintained gardens
- Modern fitted kitchen
- Popular village location
- Desirable corner plot position with driveway and detached garage
- EPC Rating - D
- Council Tax Band - E











Welcome

Situated on a generous corner plot within a peaceful residential setting, this well-presented three-bedroom detached bungalow offers spacious single-level living, ideal for a variety of purchasers including families, downsizers and those seeking a village lifestyle.

The accommodation comprises a bright and welcoming lounge, beautifully presented with contemporary décor and a large picture window that floods the room with natural light, creating a warm and inviting space for everyday living and entertaining.

A modern fitted kitchen has been thoughtfully designed to maximise both storage and workspace, featuring a range of attractive shaker-style units, complementary worktops, integrated appliances and stylish tiled splashbacks. There is also space for casual dining, while glazed doors provide direct access to the garden, seamlessly connecting indoor and outdoor living. There are three well-proportioned bedrooms, all offering flexible accommodation to suit a range of requirements, together with a contemporary shower room. The property has been maintained to a high standard throughout and is presented in move-in condition.

Externally, the home benefits from attractive gardens wrapping around the property, making the most of its desirable corner position. The enclosed rear garden provides a lovely space for outdoor relaxation and entertaining, whilst the front garden enhances the property's kerb appeal. A driveway provides off-street parking and leads to a detached garage, offering additional storage and workshop potential.

Located within the sought-after village of Crook of Devon, the property enjoys a picturesque semi-rural setting whilst remaining within easy reach of Kinross, Dollar and the M90 motorway network.







LOCATION

Set amidst the beautiful rolling countryside of Kinross-shire, the charming conservation village of Crook of Devon offers an idyllic rural lifestyle while remaining highly accessible to surrounding towns and cities. Surrounded by picturesque farmland, woodland and the nearby Ochil Hills, the village is renowned for its peaceful setting and strong sense of community. Despite its rural character, Crook of Devon enjoys convenient access to Kinross, Stirling, Perth and Dunfermline, with the M90 motorway providing excellent connections to Edinburgh, Perth and Dundee.

The village is well served by the highly regarded Fossoway Primary School, located within Crook of Devon, while secondary education is provided at the respected Kinross High School. A school transport service operates for local pupils, and a number of renowned independent schools, including Dollar Academy, Strathallan School, Craigclowan School and Glenalmond College, are all within easy commuting distance.

Everyday amenities are available in nearby Kinross and Dollar, offering a range of shops, supermarkets, cafés, restaurants, banking and medical facilities. A wider selection of retail, leisure and professional services can be found in the larger centres of Stirling, Perth and Dunfermline.

Renowned for its outstanding natural beauty, the surrounding area offers a wealth of outdoor and recreational opportunities. Residents can enjoy scenic walking, cycling and riding routes throughout the countryside, together with easy access to the popular Loch Leven Heritage Trail, RSPB Loch Leven Nature Reserve and historic Loch Leven Castle, famed for its association with Mary, Queen of Scots. The area also boasts an excellent range of sporting and leisure facilities, including golf, tennis, curling, swimming, fishing and rugby, making Crook of Devon an exceptional location for those seeking an active lifestyle in a stunning rural setting.









Viewings & Extras

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

All fitted floor coverings, light fittings, electric fire in lounge 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.



Garage
Approximate Floor Area
165 sq. ft
(15.39 sq. m)

Ground Floor
Approximate Floor Area
715 sq. ft
(66.42 sq. m)

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Approx. Gross Internal Floor Area 880 sq. ft / 81.81 sq. m (Including Garage)

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are gauranteed 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 opon its own inspection(s). Created by 9AM Media

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