EAST DRUMHEAD DRUM, KINROSS KY13 0PR

HARPER&STONE
ESTATE & LETTING AGENTS





EAST DRUMHEAD DRUM

KINROSS, KY13 0PR

PROPERTY FEATURES

- Charming three bedroom single storey cottage dating from 1875
- Situated in the village of Drum only a 10 minute drive from Kinross
- Approximately 122 square meters of flexible living space
- Stylish fitted kitchen with integrated appliances
- Well proportioned lounge providing access to a lovely conservatory
- Principal bedroom featuring fitted wardrobes and spacious ensuite bathroom
- Private mature rear garden with seating areas, greenhouse and pristine lawn
- Private driveway and double garage accessed from the rear of the property
- Early viewing highly advised



Offering the best of rural charm and modern convenience, Harper & Stone are delighted to present East Drumhead, a delightful three bedroom bungalow located in the village of Drum. The property enjoys a peaceful setting just a short drive from Kinross, providing easy access to a variety of local amenities and excellent transport links for commuters.

The Accommodation is Presented as Below:

Ground Floor: Hallaway, Principal Bedroom with Bathroom, Lounge, Conservatory, Dining Room, Kitchen, Rear Hallway, Two Further Bedrooms and a Shower Room.

Entry to the property is via a welcoming hallway, from which the accommodation flows seamlessly. Immediately to the left sits the principal bedroom, a well proportioned double room featuring a full wall of built in wardrobes, providing excellent storage. The generously sized ensuite is well appointed with a bath, wet room style shower, pedestal wash hand basin, heated towel rail and WC, creating a practical and comfortable space for everyday use.

To the right of the entrance, the spacious lounge provides a warm and inviting setting, enjoying an outlook to the front of the property and centred around an attractive electric fireplace. The original chimney stack remains in place, offering exciting potential for the installation of a log burning stove. Double doors lead through to the conservatory, a bright and relaxing space enjoying beautiful views over the well maintained rear garden. Perfect for unwinding or enjoying the changing seasons, this lovely room benefits from a sliding patio door that creates a seamless connection to the outdoor space.

The charming dining room is full of character, featuring attractive wooden ceiling beams and an archway leading through to the kitchen. Generously proportioned, it offers ample space for a large dining table, making it ideal for family meals and entertaining.

The stylish Howdens kitchen is fitted with a range of wall and base units in a pale grey finish, complemented by contrasting worktops to create a bright and practical workspace. Integrated appliances include a fridge freezer, double oven and grill, four-burner induction hob, washing machine and dishwasher.

Leading from the dining room, the rear hallway benefits from a large storage cupboard and provides access to two further double bedrooms and the shower room. Both bedrooms are well proportioned and offer flexible accommodation to suit a variety of needs,













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whether as comfortable guest rooms, children's bedrooms or a home office.

The well appointed shower room is fitted with a shower cubicle, wash hand basin set within vanity storage and a WC. A rear door from the hallway provides convenient access to the driveway and garden.

Externally, the home benefits from generous outdoor space to both the front and rear. To the front, a Monobloc garden area is bordered by a traditional stone wall, providing an attractive setting for colourful planting or the potential for additional off street parking if desired. To the rear, a substantial private driveway offers parking for multiple vehicles and leads to the double garage. Equipped with electric doors, ample power sockets and extensive shelving, the garage provides excellent storage and is perfectly suited as a workshop, hobby space or home project area.
The rear garden is beautifully maintained and has clearly been cherished by the current owners. Designed to offer a variety of spaces in which to relax and enjoy the surroundings, it features a pristine lawn complemented by an abundance of established planting, providing colour and interest throughout the seasons. A greenhouse, complete with power, offers an ideal space for keen gardeners, while a garden shed provides practical storage for tools and outdoor equipment.

Offering generous and well proportioned accommodation, beautifully maintained gardens and excellent outdoor space, this impressive home presents a wonderful opportunity for family living. Thoughtfully cared for by the current owners, the property combines comfortable interiors with extensive parking, a superb double garage and attractive gardens, creating a welcoming home ready to be enjoyed by its next owners. Early viewing is advised to appreciate all this lovely home has to offer.

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.

What3Words Navigation: ///lifted.amaze.tricky

Council Tax Band E
EER Band E

Water: Mains
Sewage: Mains
Heating: Oil

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.





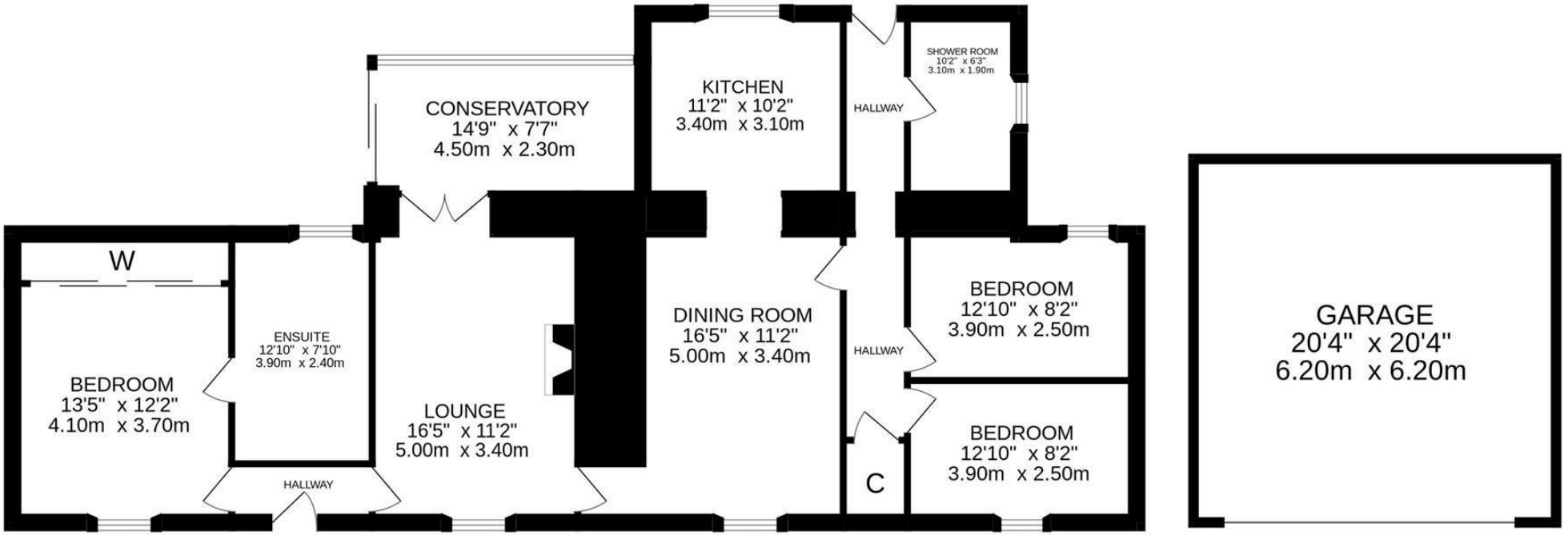











CONSERVATORY
14'9" x 7'7"
4.50m x 2.30m
KITCHEN
11'2" x 10'2"
3.40m x 3.10m
HALLWAY
SHOWER ROOM
10'2" x 6'3"
3.10m x 1.90m
W
BEDROOM
13'5" x 12'2"
4.10m x 3.70m
ENSUITE
12'10" x 7'10"
3.90m x 2.40m
HALLWAY
LOUNGE
16'5" x 11'2"
5.00m x 3.40m
DINING ROOM
16'5" x 11'2"
5.00m x 3.40m
HALLWAY
BEDROOM
12'10" x 8'2"
3.90m x 2.50m
C
BEDROOM
12'10" x 8'2"
3.90m x 2.50m
GARAGE
20'4" x 20'4"
6.20m x 6.20m