



**VALERIE**

GLENDRUM, FOSSOWAY, PERTHSHIRE, KY13 0UP

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





## THE LOCATION

'Valerie' nestles in a small hamlet of homes amidst beautiful rolling countryside. The property is centrally located and is readily accessible to all major cities of central Scotland including Stirling, Glasgow, Perth and Edinburgh. Motorway connections are available at nearby Kinross (M90) and the Kincardine Bridge (M9 and M876). Trains run regularly to Edinburgh from Dunfermline (11 miles) and Edinburgh Airport is only 28 miles away.

Crook of Devon offers good local amenities including pub, shop, garage, filling station and Fossoway Primary School which is highly regarded in the area. Dollar (5 miles) has a good range of shops including a supermarket, bank and post office, hotels, health centre, dentist, golf course, tennis club and squash club. The town is well known for Dollar Academy which is a private co-educational school that takes primary and secondary day pupils and boarders.

The town of Kinross is approximately 5 miles away and offers local services including several banks, a post office, a range of shops as well as Sainsbury's supermarket. Kinross also has a curling rink, leisure pool, several active sports clubs. The area offers myriad country pursuits

and equestrian facilities alongside an active community spirit, which makes good use of the village Hall. Fishing, hill walking, golfing are available nearby and cycling is a strong pastime in the area.

The nearby Ochil and Cleish Hills are popular amongst walkers and mountain-bikers. There are several local liveries and a network of bridle paths for those with equestrian interests. A bus runs daily to Dollar Academy and alternative private schools in the area include Glenalmond, Strathallan, Kilgraston and Craigclowan. Crook of Devon has a good primary school and there is a newly built high school at Kinross. This is an excellent opportunity to acquire a village base within commuting distance of Edinburgh or Glasgow, Dunfermline or Perth.







## THE PROPERTY

McEwan Fraser Legal is delighted to present this unique home in a semi-rural location. The property is in walk-in condition with no onward chain and provides the opportunity to adapt to suit the individual lifestyle. The bungalow showcases excellent views of the countryside with the Ochil Hills in the distance.



# THE PROPERTY

Inside, the property comprises of a fully equipped kitchen, wall and floor units with integrated dishwasher, hob and ovens. This room is open plan to a family room with a door to the gardens. A utility room provides a place for the boots and is plumbed for washing machine. On the ground floor are two bedrooms with the master offering an en-suite shower room and built-in wardrobes. The family bathroom features a “spa” style bath. The upper floor has been left as a cavernous open-plan space which can be utilised as either a lounge, bedroom, or indeed could be altered to create two further bedrooms.















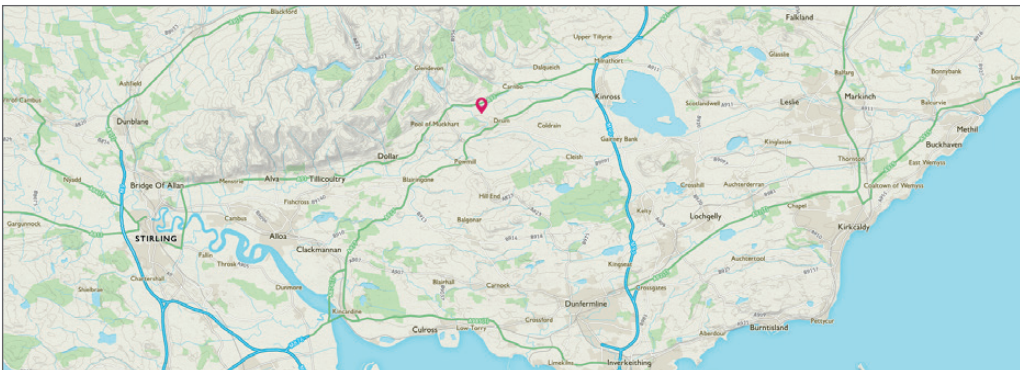
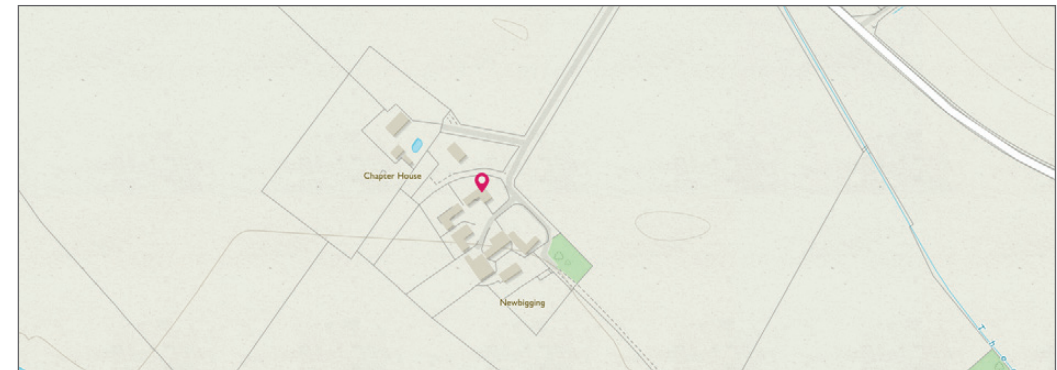




Approximate Dimensions  
(Taken from the widest point)

Kitchen	6.39m (21') x 3.73m (12'3")
Lounge	4.70m (15'5") x 4.20m (13'9")
Dining Area	4.43m (14'6") x 3.50m (11'6")
Bedroom 1	6.34m (20'10") x 4.80m (15'9")
Bedroom 2	4.32m (14'2") x 4.00m (13'1")
Bedroom 3	6.29m (20'8") x 4.83m (15'10")
Bathroom	3.00m (9'10") x 2.29m (7'6")
En-suite	3.38m (11'1") x 1.73m (5'8")
Double Garage	5.80m (19') x 5.80m (19')
Utility	3.00m (9'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 201m<sup>2</sup>  
EPC Rating: D





# THE PROPERTY

In addition to this, the property includes parking, garden, and double garage. This is an ideal opportunity to acquire a semi-rural, bungalow in a fantastic location with the potential to mould the accommodation to suit your individual lifestyle.



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