

# Beech House

CROOK OF DEVON, KINROSS, KY13 0UL



*BEECH HOUSE IS AN OUTSTANDING HOME  
COMPLETED TO THE HIGHEST STANDARD*



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This handsome residence with its striking contemporary appearance commands an enviable village location. Beech House is an outstanding home completed to the highest standard and boasts high quality fixtures and fittings. The property offers accommodation over two floors and has all the attributes you would expect within a modern designed and built property. There are bright, spacious and airy rooms throughout with fresh light décor.

Enjoying superb views over the surrounding fields and countryside, Beech House is a semi-rural property of exceptional character and quality. The well balanced, well proportioned accommodation results in a very comfortable home of distinction with a wonderful solid and substantial feel throughout.

Spacious, and immaculate, vast living spaces provide interesting and elegant areas filled with natural light for living, entertaining, playing and working from home. The exquisite master bedroom suite is particularly notable with excellent en-suite facilities and a separate dressing area. Four further bedrooms and the family bathroom are all on the upper floor.

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# The Lounge







**Family Room**







The elegantly proportioned open plan kitchen/living room incorporates kitchen, dining and lounge areas that afford comfortable living space with the added feature of the glass wall bringing the countryside into the house. The kitchen includes an island cooking station and a walk-in larder. The substantial utility and boot room is larger than many kitchens, offering more than enough room for the dog and all the paraphernalia of family life.

There are four additional public rooms, three of which have a wall of glass to enjoy the view. Three public rooms on the ground floor and one on the upper floor all have views and offer flexible living arrangements.









**The Office**







**Utility**













# Master Bedroom











**Bedroom 2**







**Bedroom 3**







**Bedroom 4**







**Bedroom 5**





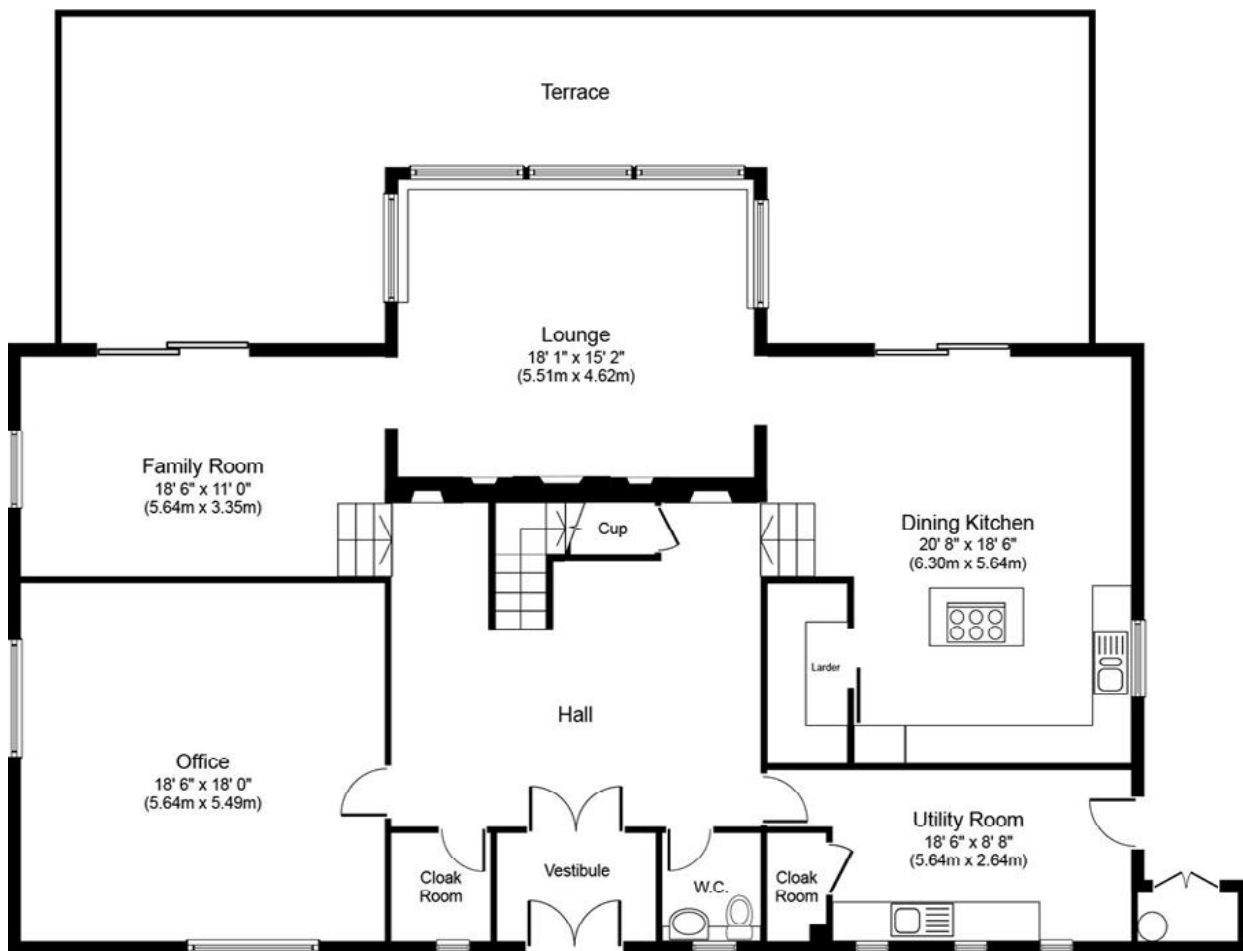
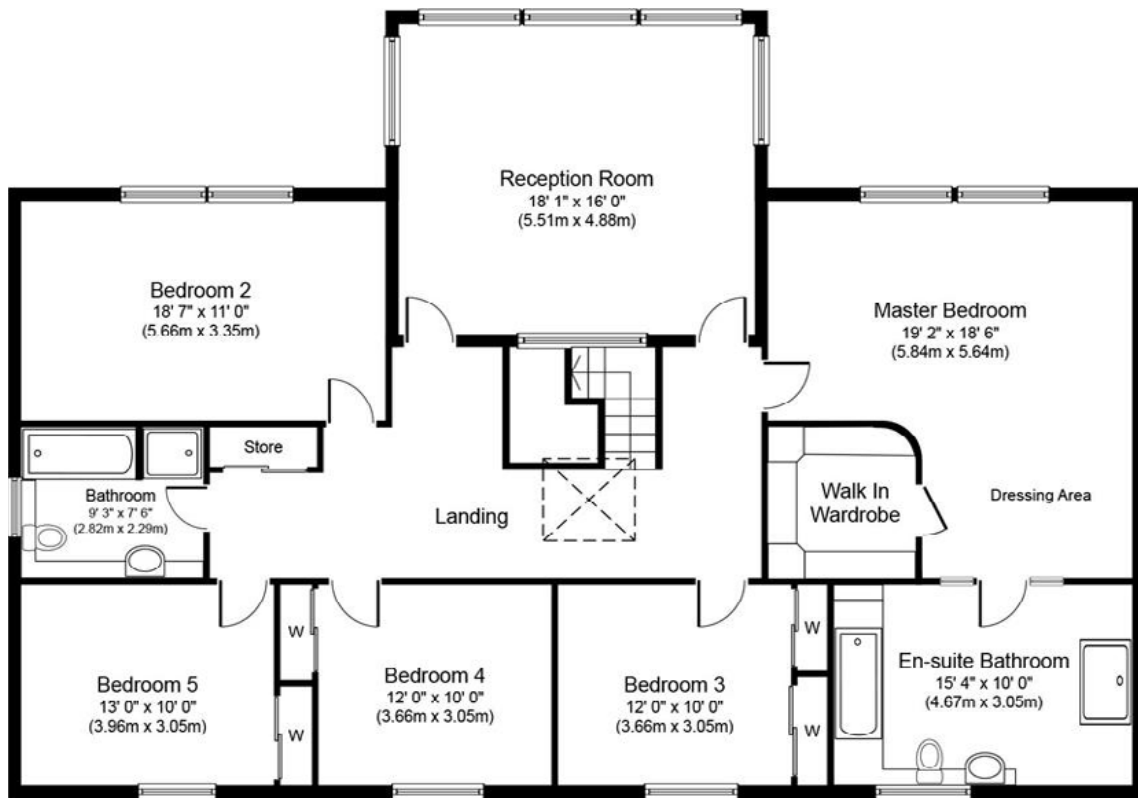
# Reception Room











Gross internal floor area (m<sup>2</sup>): 335m<sup>2</sup>

EPC Rating: D





The landscaped gardens incorporate a decked section and provide attractive views over the surrounding countryside. There is an enclosed, and private lawn and patio to the rear with a glass balustrade overlooking the River Devon as it meanders past the house. A pergola has been created to house a hot tub in privacy and with a tranquil setting.

There is a detached double garage with electrically operated up and over doors with a 7kW EV charger and there is an additional external store. A glance at the floor plan will help to illustrate the room layouts however only viewing will confirm the superb luxury feel and move-in condition.









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Beech House is set on its own grounds on the fringes of Crook of Devon which nestles in beautiful rolling countryside. There are open views over neighbouring farmland. 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.

Beech House is situated in a popular residential village to the West of the county town of Kinross. The village is well served by local shops and filling a station offering day-to-day provisions and all other facilities can be found in nearby Alloa or Kinross. Meals and drinks can be taken at the local Inn where on sunny days you can sit outside and enjoy the local ambience. 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, and golfing are all available nearby and cycling is a strong pastime in the area. Kinross offers most sporting and leisure facilities including swimming pools and gyms, bowling clubs, curling clubs, a cricket club, etc. The city of Dunfermline to the South offers cinema and Theatre along with major retail parks.

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Known as the gateway to the Highlands, Kinross-shire nestles around the stunning shores of Loch Leven. For a small county, Kinross-shire is rich in history and natural beauty.

Excellent schooling is available at both primary and secondary levels with Dollar Academy, Strathallan, Kilcraston and Graigclowan all within easy reach.

This is an excellent opportunity to acquire a village base within commuting distance of Edinburgh or Glasgow, Dunfermline or Perth.

## The Location









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