



# The Location

DRUM, KINROSS,  
KY13 0UN

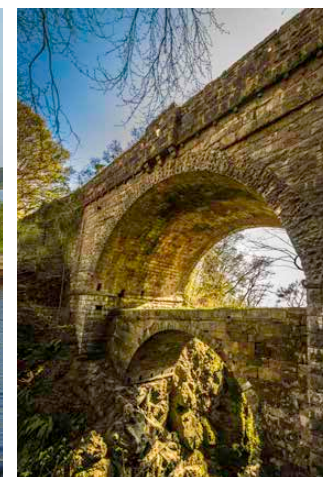


Ideally placed as a central point, this delightful cottage offers good commuting links as well as easy access to nearby Kinross and Dollar.

The village of Drum is set amidst some of the most beautiful scenery in the area. Situated on the A977 about 6 miles from Kinross on the road to the Kincardine Bridge means it is ideally located for access to areas such as Glasgow, Edinburgh, Perth & Dundee.

Rosebank Cottage is nestled in the heart of the popular residential village of Drum to the West of the county town of Kinross. The nearby village of Crook of Devon is served by local shops and filling station offering day-to-day provisions and meals and drinks can be taken at the local Inn where on sunny days you can sit outside and enjoy the local ambience. All other facilities can be found in nearby Kinross. Fossoway Primary School enjoys a good reputation and secondary schooling can be found at the new Kinross community campus, or at Dollar Academy.

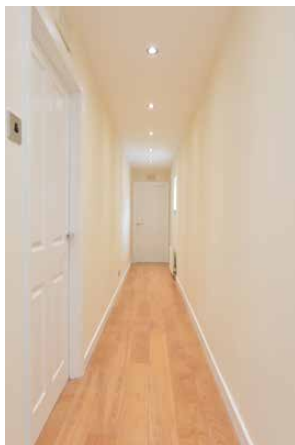
The area offers a myriad of country pursuits and equestrian facilities alongside an active community spirit, which makes good use of the village Hall. Fishing, hill walking, golfing are available nearby and cycling is a strong pastime in the area. Kinross offers most sporting and leisure facilities including swimming pools and gyms, bowling clubs, curling clubs, cricket club etc. The city of Dunfermline to the South offers cinema and Theatre along with major retail parks.





# Rosebank Cottage

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Enjoying superb views over the surrounding fields and countryside and recently re-invigorated by the addition of a new kitchen and redecorating, Rosebank Cottage is a semi-rural property of character and quality. The well-balanced and proportioned accommodation results in a very comfortable home.

Spacious and immaculate, the ground floor opens to a dining/reception hall with open tread staircase, the current owners have made good use of the space as a dining room. A newly replaced kitchen enjoys a dual aspect and benefits from an electric hob and built under oven along with a washing machine and a dishwasher. The ground floor also holds two bedrooms and the family bathroom. Bedroom three has patio doors to the gardens and would work equally well as a sitting room or family room.

On the upper floor, the accommodation enjoys superb far-reaching views over the surrounding countryside. The lounge offers elevated views over the gardens and the countryside. Laminate flooring and down-lighters keep the overall feeling modern. The master bedroom is particularly notable with mirrored wardrobes and an en-suite bathroom offering a bath with a shower over the bath, vanity storage and 'wall-mounted' television. Bedroom two enjoys built-in wardrobes.

The well balanced, well-proportioned accommodation results in a very comfortable home of character with all the attributes one would expect within a cottage creating the warmth and appeal of this cleverly designed family home.

Externally a gravelled parking space will hold several cars. A gate to the side of the property reveals an enclosed garden with summerhouse and deck area, Patio, pond and hot tub. Uninterrupted views from the garden add to the overall delight of this home.



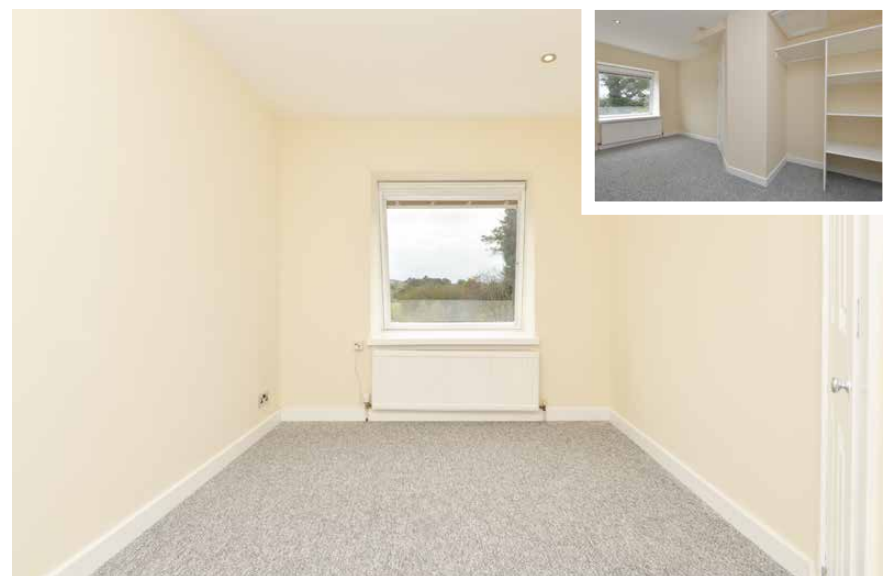
View from the lounge







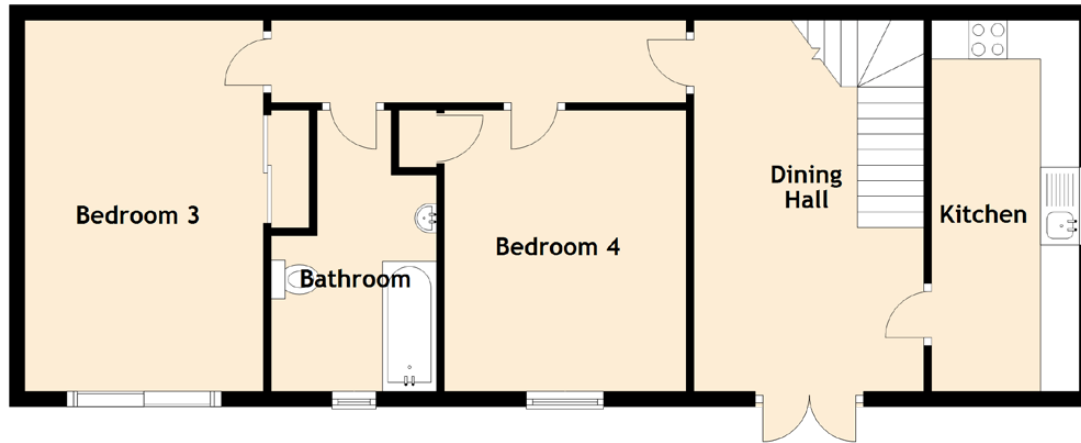






# Specifications & Details

FLOOR PLAN, DIMENSINS & MAP



Approximate Dimensions (Taken from the widest point)

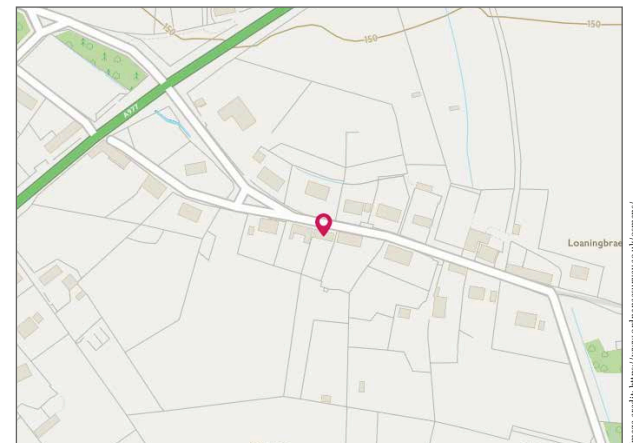
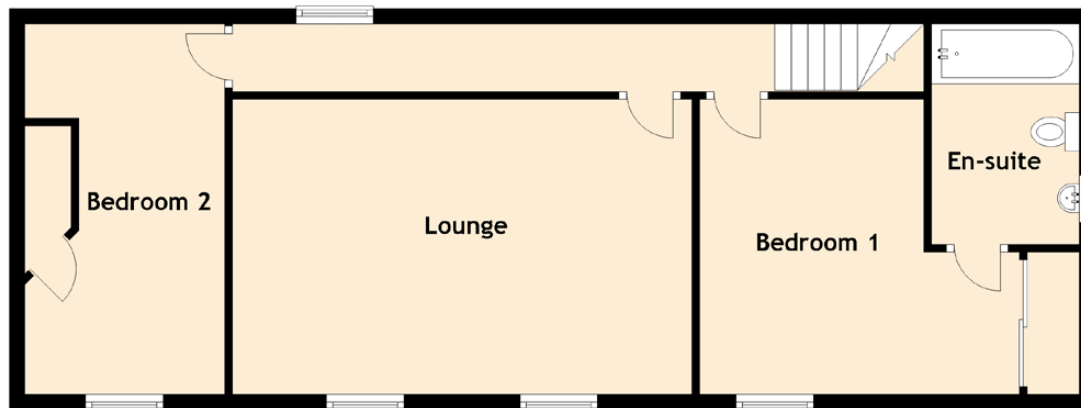
## Ground Floor

Kitchen	4.79m (15'9") x 1.91m (6'3")
Bedroom 3	4.79m (15'9") x 3.09m (10'2")
Bedroom 4	3.68m (12'1") x 3.13m (10'3")
Bathroom	3.63m (11'11") x 2.14m (7')

## First Floor

Lounge	5.95m (19'6") x 3.67m (12')
Bedroom 1	4.14m (13'7") x 3.82m (12'6")
En-suite	2.85m (9'4") x 1.89m (6'2")
Bedroom 2	4.79m (15'9") x 2.59m (8'6")

Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup> | EPC Rating: F







# McEwan Fraser Legal

## Solicitors & Estate Agents

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Professional photography  
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 Photographer



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