



*A WONDERFUL THREE-BEDROOM EQUESTRIAN PROPERTY
WITH APPROXIMATELY THREE ACRES OF LAND*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Kingswood is a lovely example of a detached family villa situated within a most desirable setting. The property has been maintained by the current owners and is in move-in condition.

There is a welcoming reception hall with stairs leading to the upper level and the modern four-piece family bathroom is located on this level. The lounge is pleasantly located to the front of the property with a multi fuel stove and surround. The kitchen/dining area is to the rear with a range of floor and wall-mounted units and gives access to the spacious utility room.

To the upper level, there are three good-sized bedrooms all of which have space for free-standing furniture if required and all bedrooms offer delightful views of the countryside.

The Lounge









Utility







Bedroom 1





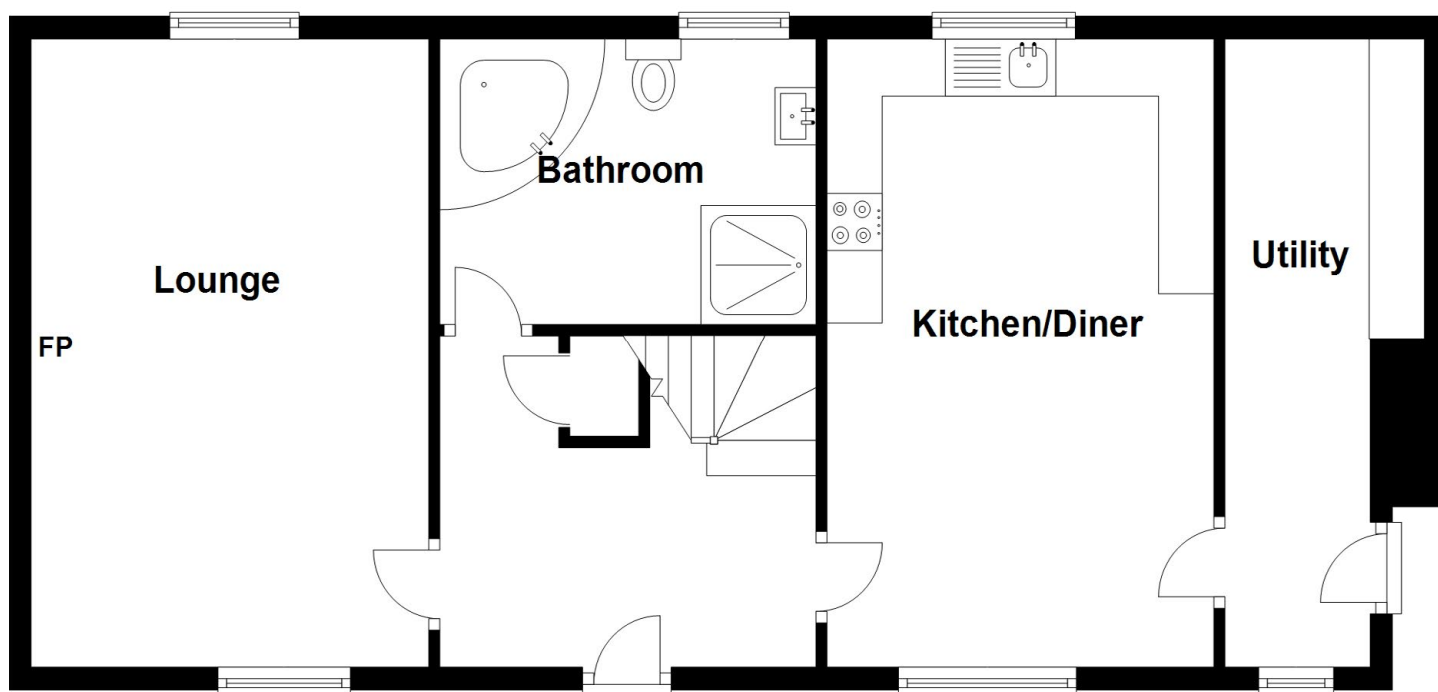
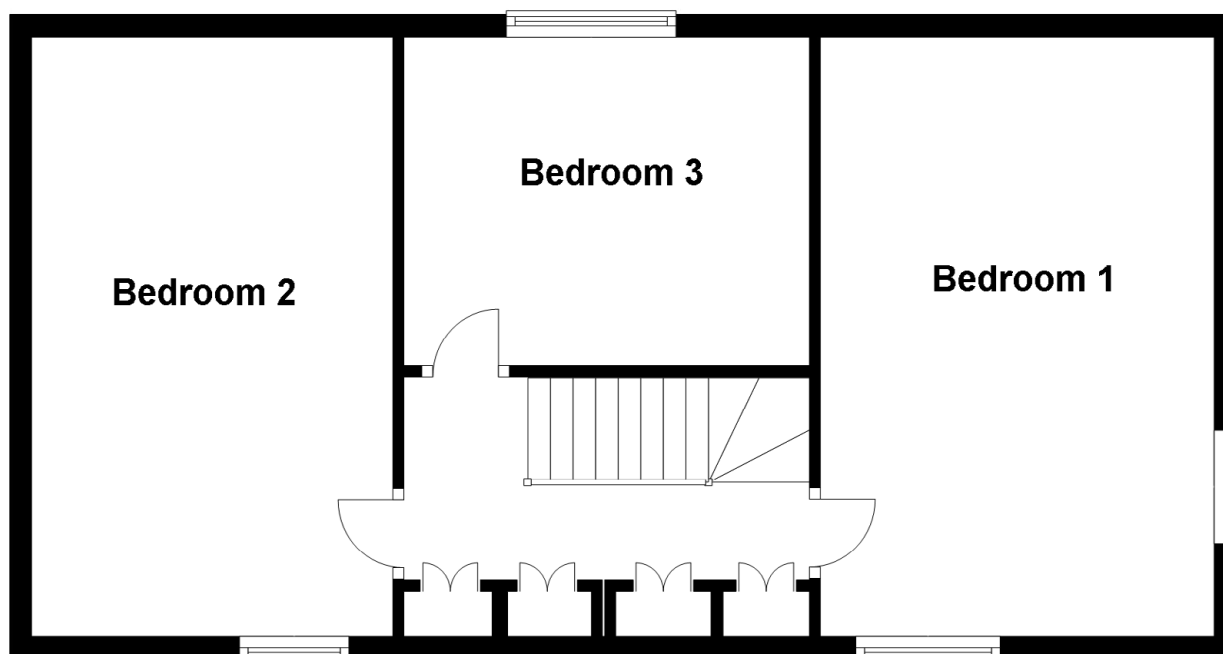
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	5.50m (18') x 3.60m (11'10")	Bedroom 2	5.30m (17'5") x 3.30m (10'10")
Kitchen/Diner	5.50m (18') x 3.50m (11'6")	Bedroom 3	3.70m (12'2") x 2.90m (9'6")
Bathroom	3.40m (11'2") x 2.50m (8'2")	Gross internal floor area (m ²): 127m ² EPC Rating: E	
Utility	5.50m (18') x 2.00m (6'7")		
Bedroom 1	5.30m (17'5") x 3.60m (11'10")		



Double glazing and efficient central heating have been installed throughout. Ample parking is provided in the long drive and stable yard. The gardens have been maintained and are low maintenance. A large wall surrounds the gardens ensuring a child and animal-friendly environment. With the correct planning, this wonderful house could be extended to the rear.

This individual property is likely to appeal to those with equestrian or similar outdoor interests but also offers scope for conversion to form additional accommodation or home office/business potential.

There is just under 3 acres of land which comes with the property with wooden stables that have full power and water.

This is a must see to appreciate the accommodation on offer.





There is a purpose built stable block with water, electrics and cameras. This includes:

- Two 12' x 12' stables
- One 12' x 18' stable with tack room.
- Adjoining hay shed.
- Three paddocks and large field shelter.
- Large yard for parking horse lorries or trailers.







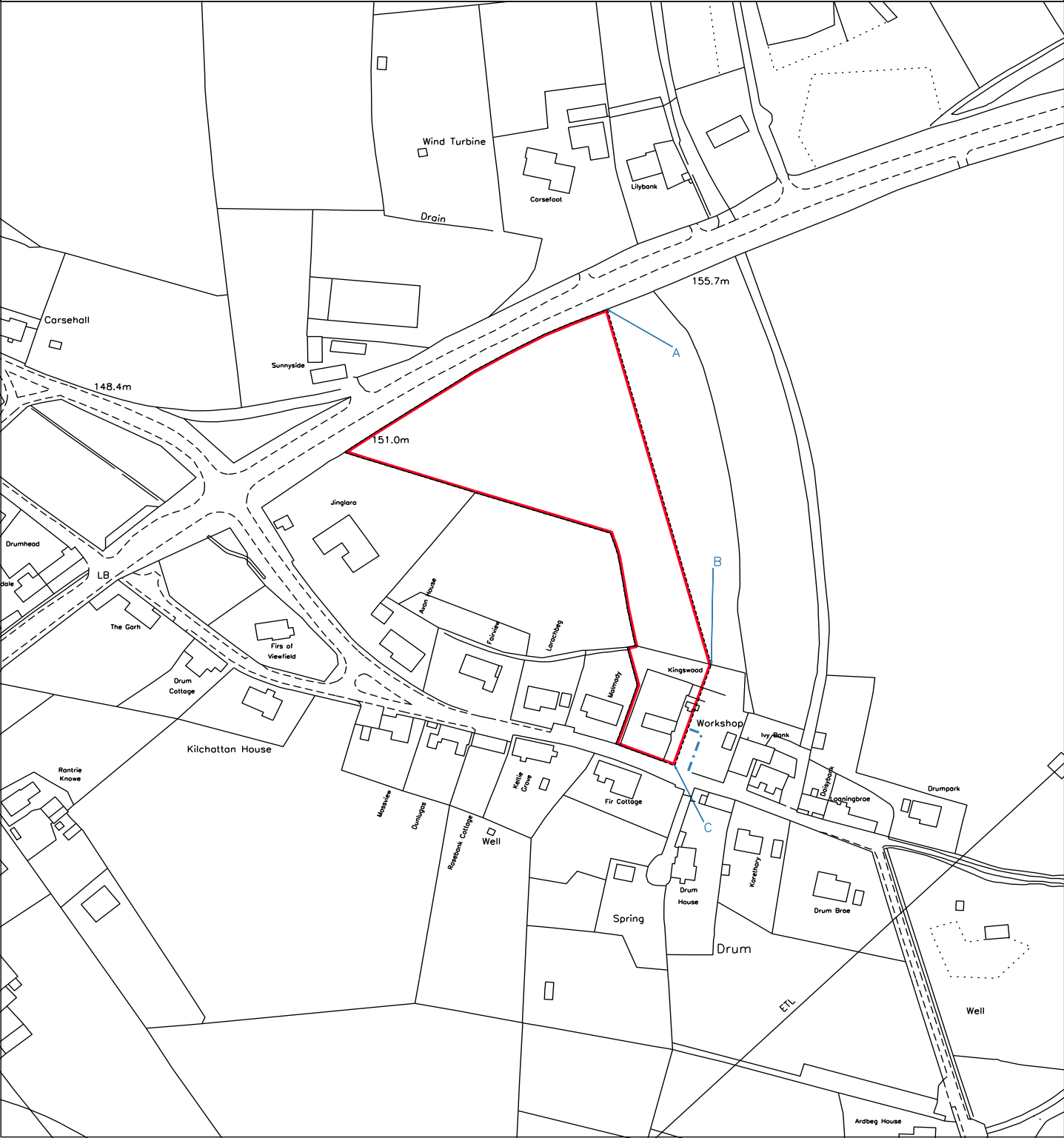


Land Boundary





 <p>LAND REGISTER OF SCOTLAND</p>	Officer's ID / Date	TITLE NUMBER
	3048 22/8/2016	KNR3696
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m
NO0400 NO0401 NO00SW		Survey Scale
		1/2500
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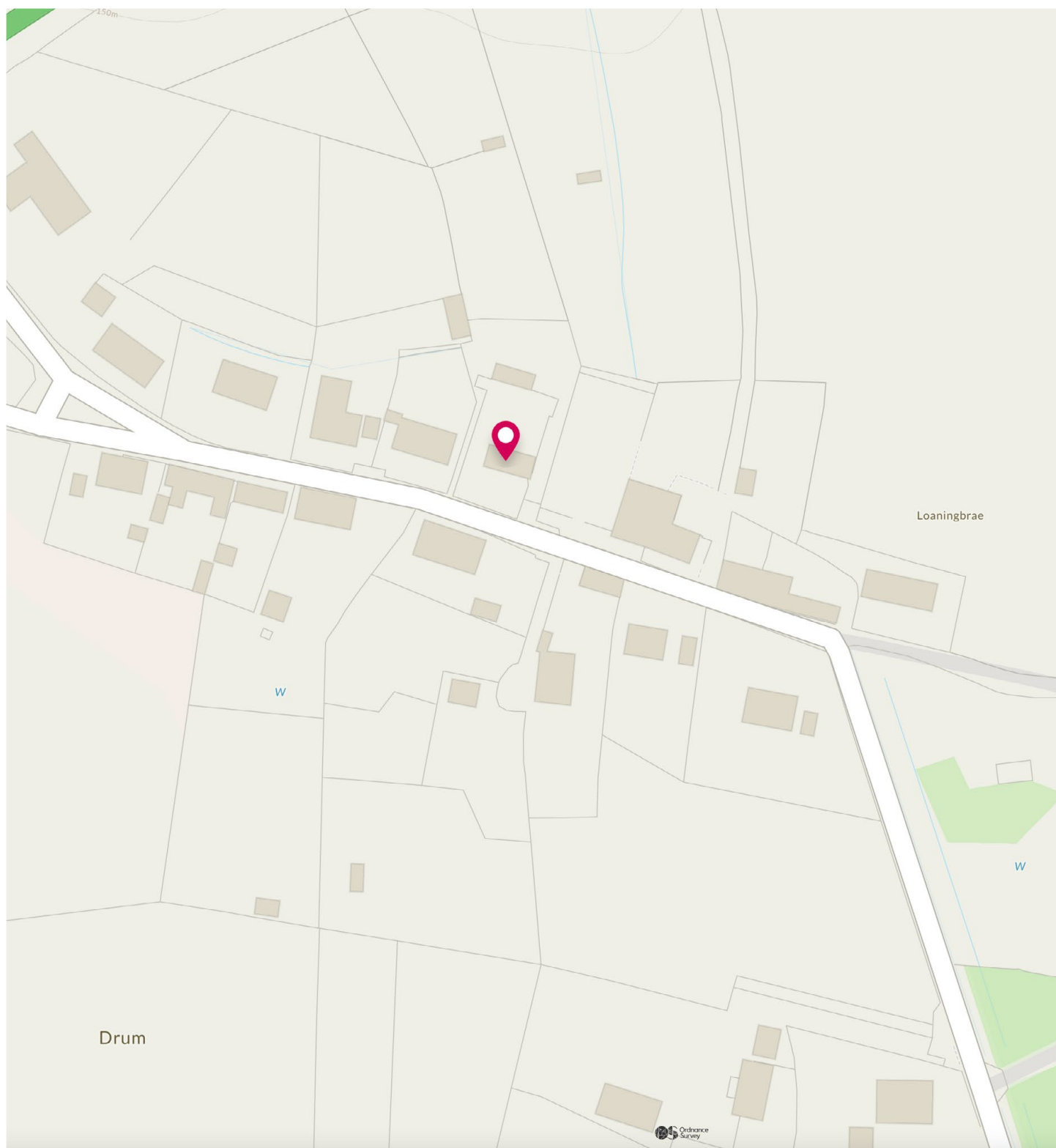
Situated in the village of Drum, the property is only a few miles from Crook of Devon and Kinross and enjoys a stunning countryside location.

The area is steeped in history. Kingswood is situated in the outskirts of a popular residential village to the West of the county town of Kinross. The village is well served by local shops and a filling station offering day-to-day provisions and all other facilities can be found in nearby Kinross. Meals and drinks can be taken at the local Inn where on sunny days you can sit outside and enjoy the local ambiance. 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. Kinross offers most sporting and leisure facilities including swimming pools and gyms, bowling clubs, curling clubs, cricket clubs etc.

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

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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