




McEwan Fraser Legal

Solicitors & Estate Agents

01738 500 655

18 Waulkmill

CROOK OF DEVON, KINROSS, KY13 0UJ



Crook of Devon

KINROSS, KY13 0UJ

The River Devon rises on Blairdenon Hill in the Ochils before turning through 180 degrees at Crook of Devon to flow westwards below the main Ochils escarpment. The river provides good opportunities to catch migratory Salmon and Sea Trout, particularly in the later part of the season and the river holds excellent hard-fighting native Brown Trout all to the stunning backdrop of the Ochils. Waulkmill is ideally placed in the heart of the Crook within this delightful and popular village and offers good commuting links as well as easy access to Dollar Academy.

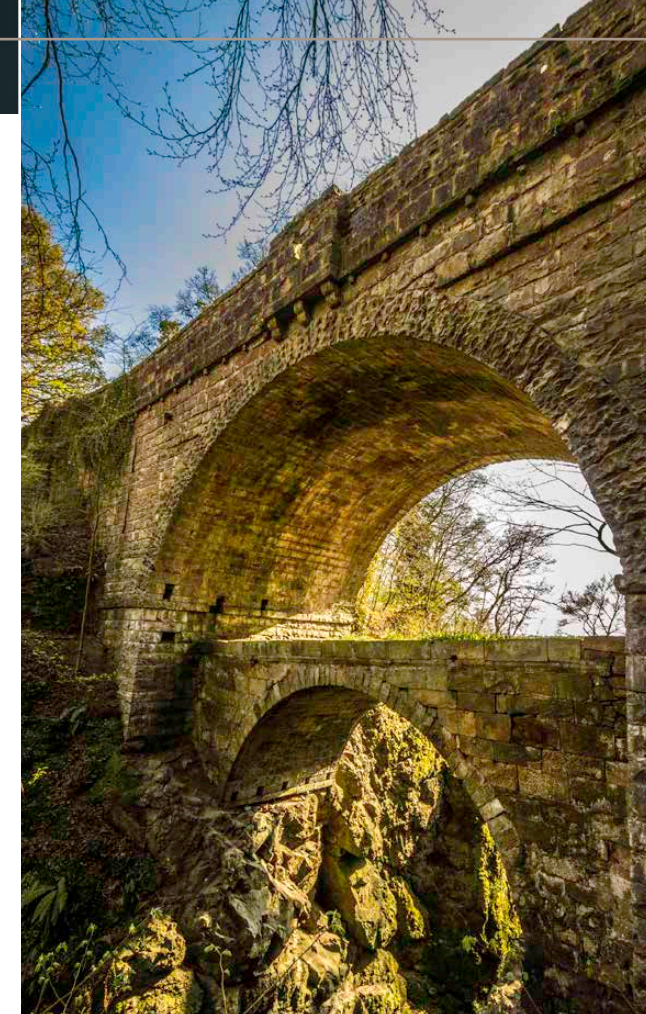
The Crook of Devon is situated on the A977 about 6 miles from Kinross to the Kincardine Bridge. It lies at a point where the River Devon takes a sharp turn westwards after flowing eastwards from the Ochil Hills and comprises the Old Crook, Tulliebole Mill and Waulkmill areas. The area is steeped in history.

An ever-popular residential village is well served by local shops and filling stations

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 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 club, etc. The city of Dunfermline to the South offers cinema and Theatre along with major retail parks.

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 based within commuting distance of Edinburgh or Glasgow, Dunfermline or Perth.





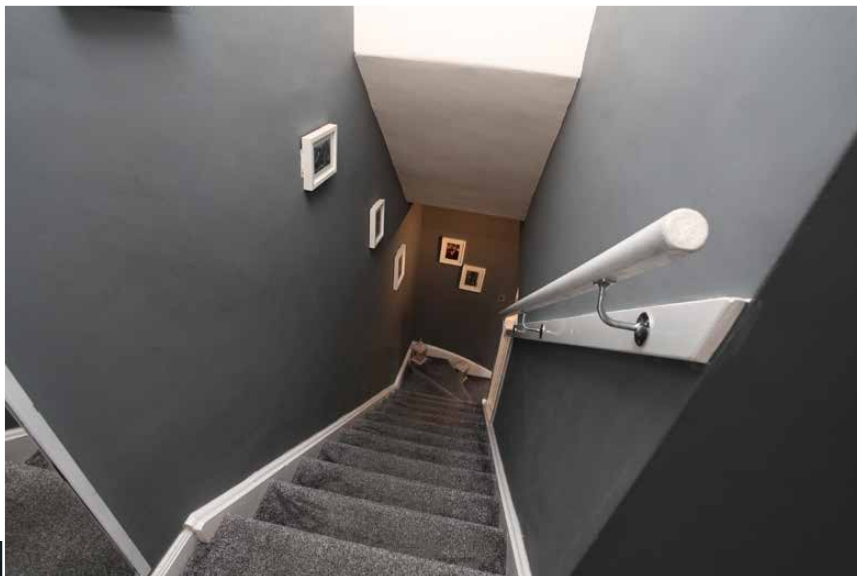
18 Waulkmill

CROOK OF DEVON,
KINROSS, KY13 0UJ

McEwan Fraser Legal is delighted to present this three-bedroom mid-teraced villa in Crook of Devon. The property is in walk-in condition. The house showcases excellent views of the countryside, with the park just in front making it ideal for young families. Inside, the property comprises of:

- Kitchen with free-standing cooker and plumbing for a washing machine.
- Spacious living area with ample space for a dining table and chairs. A feature of this room is the log-burning stove.
- Three bedrooms
- Family bathroom with 'P' shaped bath and shower over bath.
- Front porch and superb storage throughout.

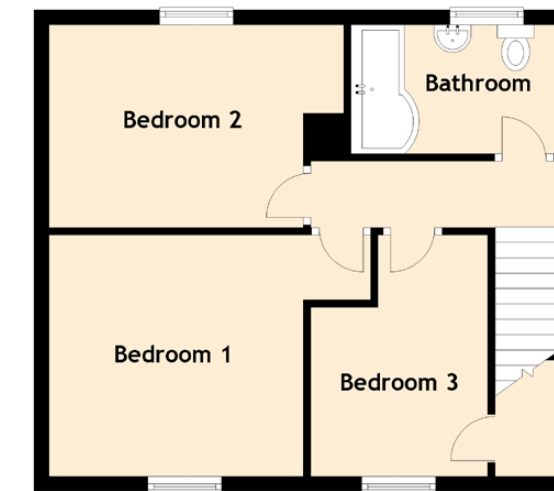
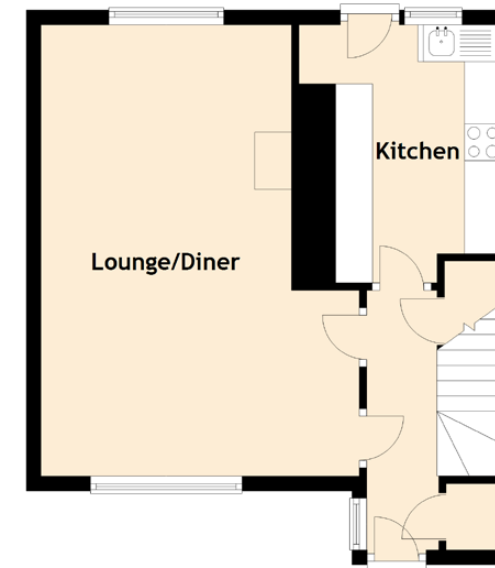
In addition to this, the property includes a garden to the front and back. This is a rare opportunity to acquire a village home in a fantastic location.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.12m (20'1") x 4.32m (14'2")
Kitchen	3.50m (11'6") x 2.75m (9')
Bedroom 1	4.32m (14'2") x 3.27m (10'9")
Bedroom 2	4.00m (13'1") x 2.75m (9')
Bedroom 3	3.14m (10'4") x 2.40m (7'11")
Bathroom	2.83m (9'3") x 1.75m (5'9")

Gross internal floor area (m²): 87m²

EPC Rating: E

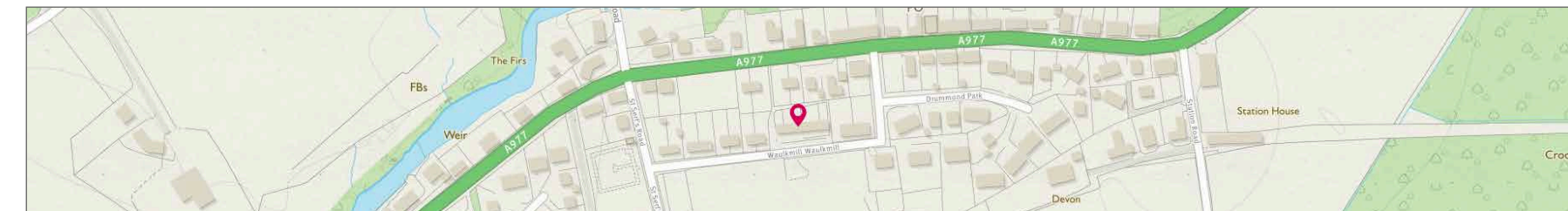


Image credit: <https://www.realestate.com.au/properties/123456789>




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01738 500 655
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALLY CLARK
 Designer