



**Morgans**

PROPERTY

PLOT 12 Braehead Farm, Rumbling Bridge, KY13 0PU

Offers Over £75,000



Plot 12 Braehead Farm provides a unique opportunity to purchase a plot of approximately 680sqm within an established chalet development. Outline planning to build a timber clad chalet is available, however full planning permission will be required.



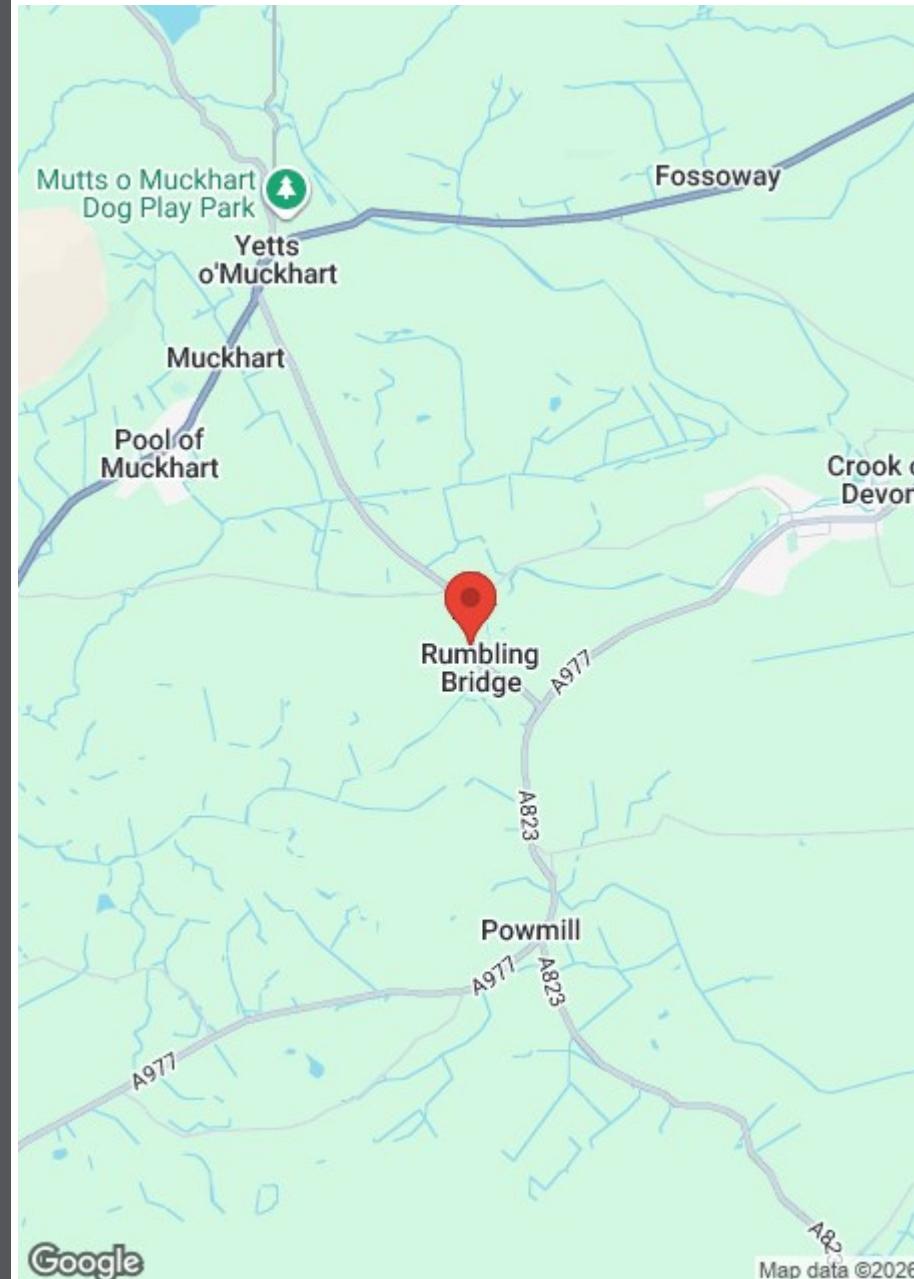
## LOCATION / DIRECTIONS

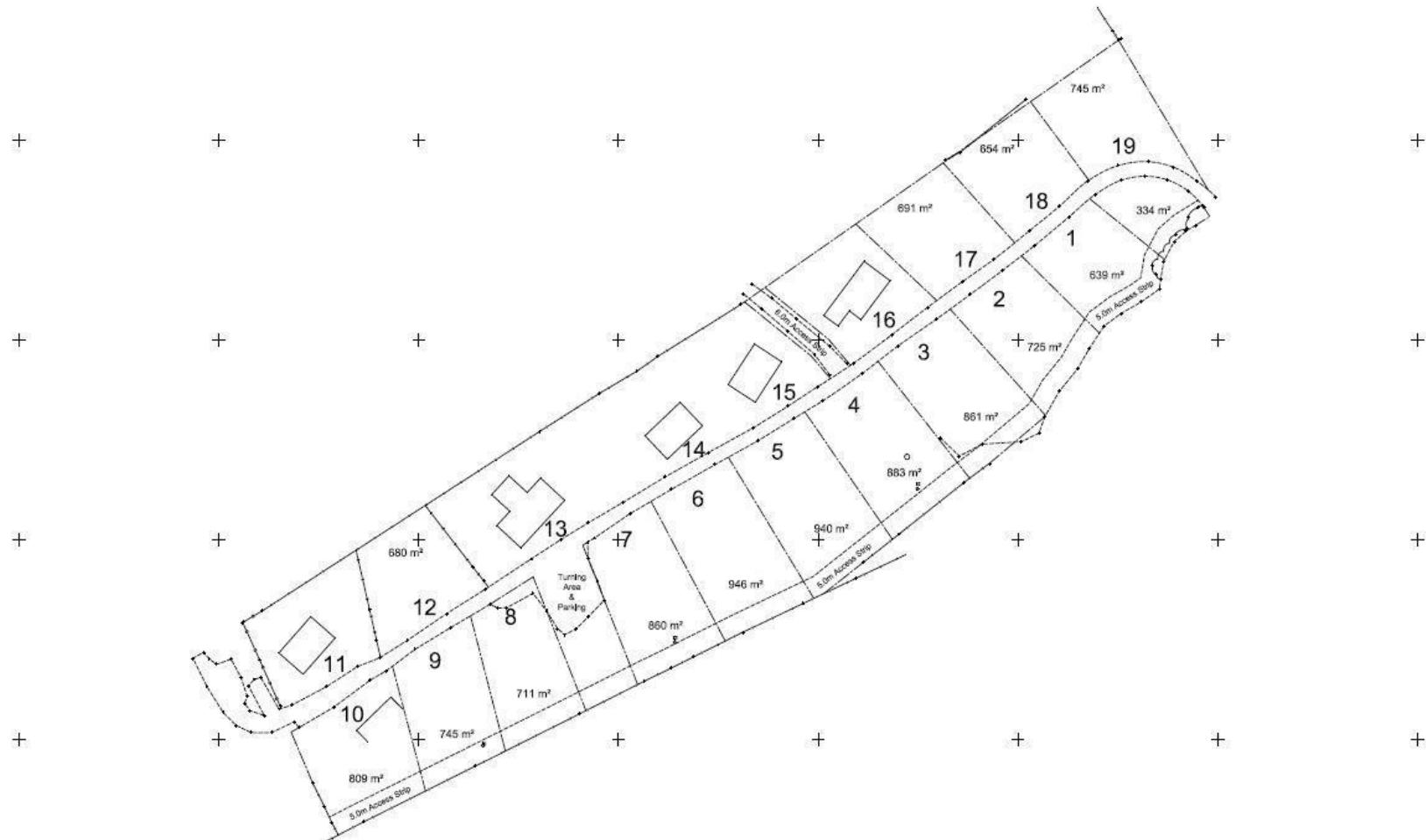
Rumbling Bridge is a picturesque hamlet situated in the county of Kinross-shire enjoying a quiet and peaceful setting immediately south of the River Devon.

Primary schooling is available locally at Fossoway Primary and Muckhart Primary Schools. Secondary schooling can be sought at Kinross High School or one of the independent schools in the vicinity. Edinburgh and Glasgow airports are within an hour's drive and the M90 connects to the national motorway network.

Some of the nearby towns include Milnathort, Kinross, Dollar and the city of Perth. The small town of Milnathort to the north east offers many amenities whereas Kinross offers a more extensive range of amenities. The town of Dollar is home to the highly regarded Dollar Academy and enjoys a variety of services including Post Office, health centre, pharmacy and dentist, as well as an array of daily amenities.

Located to the north is the City of Perth which offers national retailers, modern concert hall, theatre, cinema, leisure pool, ice rink, restaurants, hospital and both railway and bus stations. The railway station has services to Edinburgh, Dundee, Inverness and Glasgow.





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SOLICITORS | PROPERTY  
62 High Street, Kinross, KY13 8AN  
Tel: 01577 863424  
[www.morganlaw.co.uk](http://www.morganlaw.co.uk)



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.