

4 CASTLE HILL VIEW NAEMOOR ROAD, RUMBLING BRIDGE KY13 0AB

HARPER & STONE  
ESTATE & LETTING AGENTS





HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE

Likelihood		Consequences				
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
Almost Certain 5	5	5	5	5	5	5
Likely 4	4	4	4	4	4	4
Possible 3	3	3	3	3	3	3
Unlikely 2	2	2	2	2	2	2
Rare 1	1	1	1	1	1	1

**SITE AREA**  
0.242 ha / 0.598 acres

Rev	Description	Auth	Date
REVISION			

STAMP  
**PLANNING**

PROJECT STATUS  
Developed Design

DRAWING TITLE  
Proposed Site Layout

PROJECT  
New House at Merryhills, Rumbling Bridge for Dwanged Construction

DATE CREATED: 07/12/20  
DESIGNER: RMS  
SCALE: As indicated

ORIGINATOR PROJECT NUMBER:  
5874

ISO DOCUMENT REF:  
5874-ORA-ZZ-XX-DR-A-1004

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# 4 CASTLE HILL VIEW NAEMOOR ROAD

RUMBLING BRIDGE, KY13 0AB

## PROPERTY FEATURES

- Open concept Lounge/Dining Room
- High Quality Kitchen
- Separate Family Room
- Utility Room off Kitchen
- Ground floor Shower Room
- Master Bedroom with En-suite and Walk-In Wardrobe
- 3 Further Bedrooms
- Double Garage With Annex
- Annex Providing Opportunity to Add En-Suite Bedroom or Office

Harper & Stone are delighted to present to the market 4 Castle Hill View, an executive detached new build home in Rumbling Bridge, designed and built by Bonnethill Properties Ltd. This is a fantastic opportunity to secure the final plot of the bespoke development. Its quiet position provides a generous semi-rural plot and stunning views, while remaining an easy commuting distance to Edinburgh, Glasgow, Perth and beyond. The property is due to be completed approximately by the end of April 2024 and a CML Professional Consultants Certificate will be provided.

The entire plot extends to 950 square meters, with the house itself being 235 square meters. The garage is 78 square meters. Please note, 4 Castle Hill View is labelled as 'Plot 3' on the site plan.

The ground floor has been designed for modern family living and will provide an open plan kitchen/lounge/dining area and utility room conveniently located off the kitchen. The utility leads to the plant room. An additional family room as well as a shower room and storage cupboard are also positioned on the ground floor.

Stairs to the first floor landing provide access to the four bedrooms. The lavish master bedroom provides a walk-in wardrobe and an en suite shower room. The remaining 3 bedrooms are all equipped with built-in wardrobes, with additional storage cupboards within the eaves. The family bathroom is fitted with a bath, separate shower cubicle, WC and wash hand basin.

The full specification for 4 Castle Hill View is detailed below:

## HEATING

- Air Source Heat Pump
- Underfloor heating – ground floor
- Radiators – first floor



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## KITCHEN

German Kitchen Studio to include the following (upgrades available)

- Neff single oven
- Neff 60/40 Fridge Freezer
- Neff fully integrated dishwasher
- Neff freestanding front loading washer dryer
- Neff 4-zone induction hob
- Neff angled chimney hood extractor
- Quartz or similar worktops

## BATHROOMS

- Laufen Pro sanitaryware (upgrade available)
- Hans Grohe showers and brassware

## STAIR

- Oak laminated

## FLOORING

- Flooring is not included in the asking price to allow purchaser their choice of floor coverings.

## GARAGE 1st FLOOR

- Can be made into en-suite office or bedroom

Please note that the CGI images are a representation of the properties.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G

EER Band B

Water: Mains

Sewage: Klargester Domestic BioDisc sewage treatment plant

Heating: Air source heat pump

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 facilities. 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.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



