



14, Hillview Lodges, Rumbling Bridge, Kinross, KY13 0QT.

A luxury detached bungalow with fine views and a 4 car garage. Offers over £300,000.





Particulars of Sale

Powmill 1.5 miles, Crook of Devon 1.5 miles, Muckhart 2.5 miles, M90 6 miles, Dollar 4.5 miles, Kinross 7 miles, Dunfermline 13 miles, Stirling 18 miles, Perth 22 miles & Edinburgh 31 miles.

A luxury 2 bedroom detached bungalow with a substantial 4 car garage (scope to be converted subject to consents) in a prime semi-rural setting between Powmill and Crook of Devon.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel west along the A977 travelling to Crook of Devon. Travel through the village and turn right sign posted Rumbling Bridge. Go straight ahead crossing the bridge. Turn 2nd left and follow the road leading uphill. Number 14 is on the right hand side.

SITUATION

Crook of Devon is nearby and offers amenities including a village shop for every day needs, a village hall, a church and a pub. Muckhart is also nearby with amenities including a golf course (27 holes), a village tea room and a pub.

The school catchments are Fossoway Primary and Kinross High School. Both schools enjoy an excellent reputation.

Kinross is only a short journey away and offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, bank, churches, local bus services, sports clubs and health care facilities. There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.

The extensive amenities of Dunfermline, Stirling and Perth are accessible and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



DESCRIPTION

A charming detached bungalow with spacious and versatile accommodation extending to 967 square feet (89.89 sq m). The property enjoys a lovely position with countryside to both the front and rear.

The design on offer includes an entrance hall, a most spacious lounge / dining room open plan to a fitted kitchen, a utility room, 2 double bedrooms, a master en-suite shower room and a principal bathroom.

The specification includes a gas (LPG) central heating system, double glazing and there is a good range of in built storage space.

The extensive 4 car garage measures 26'1 (7.94m) x 23'1 (7.03m). It is accessed from the kitchen and has large folding doors to the front. The garage was designed with a future conversion to residential in mind. It has development potential to form 2 additional bedrooms, a study / sun lounge and a shower room subject to the required consents.

Outside the gardens are mainly in grass and there are two gravel driveways to either side of the house. There is extensive parking. The garden railway and lawn tractor are available by separate negotiation.

The summer house is included in the sale and offers lovely views. There is an adjoining covered area for siting a hot tub or for storage.

Viewing is strongly recommended.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.

contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email contact@jgwilson.co.uk

COUNCIL TAX The property is Band C.

ENERGY RATING The property is rated as C (71).

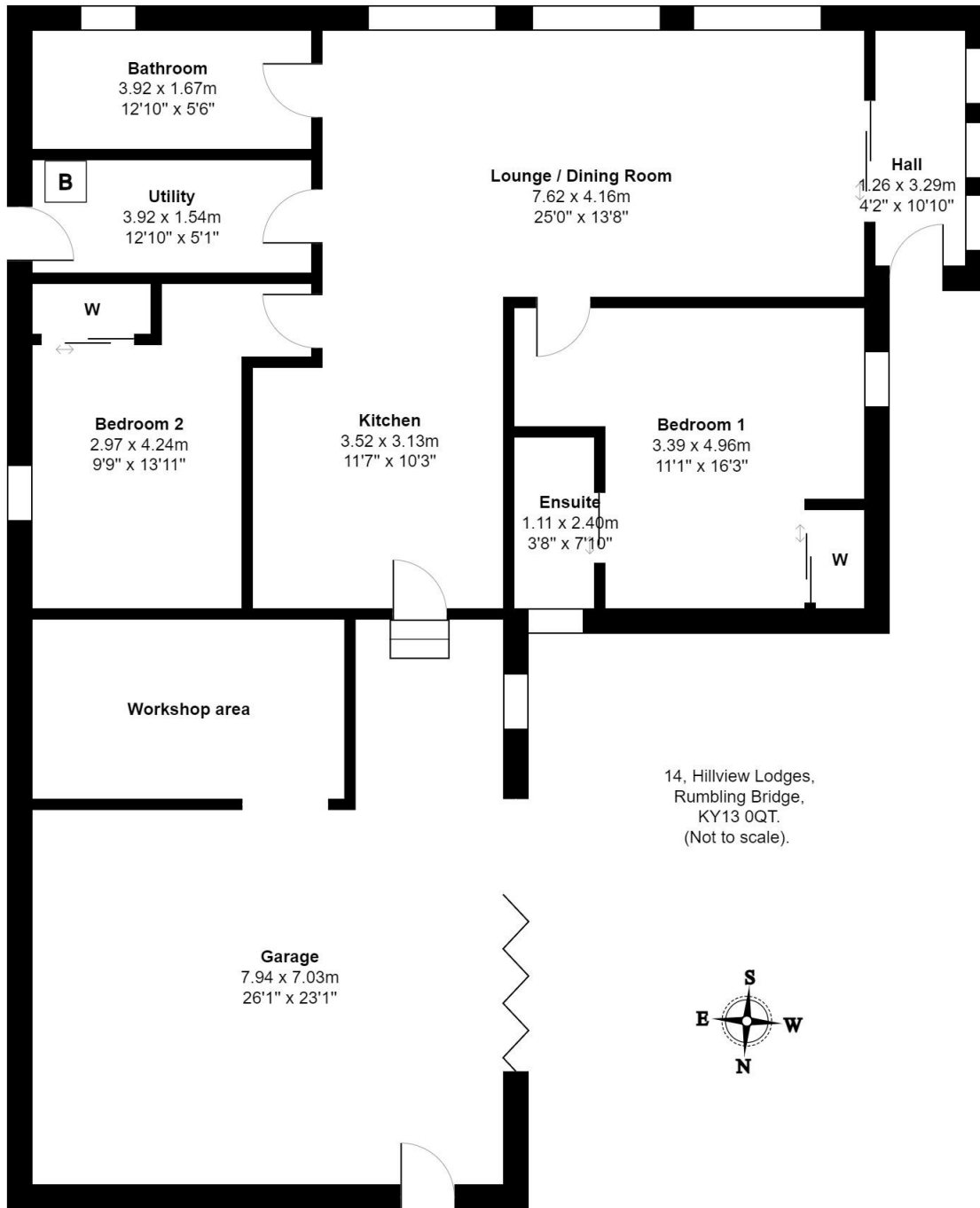
Particulars prepared June 2024.



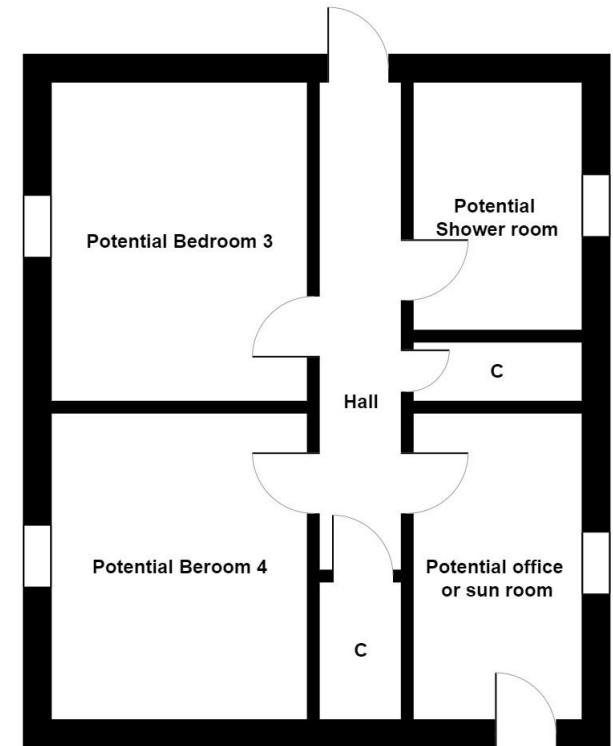


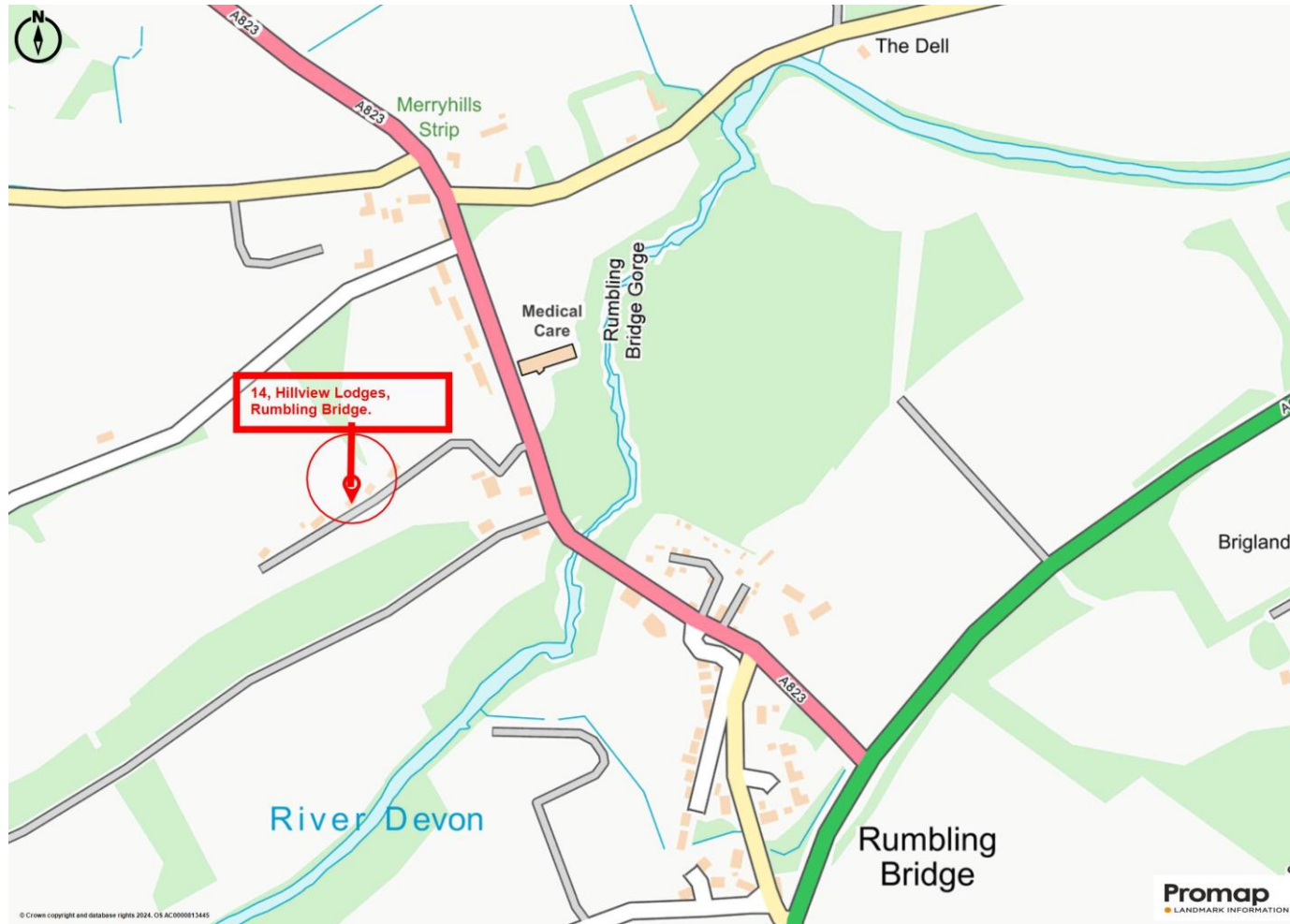






Potential design for conversion of the garage subject to the required consents.





PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

Selling Agents

J & G Wilson
18 High Street
Kinross
KY13 8AN

T: 01577 862302
E: contact@jgwilson.co.uk
www.jgwilson.co.uk