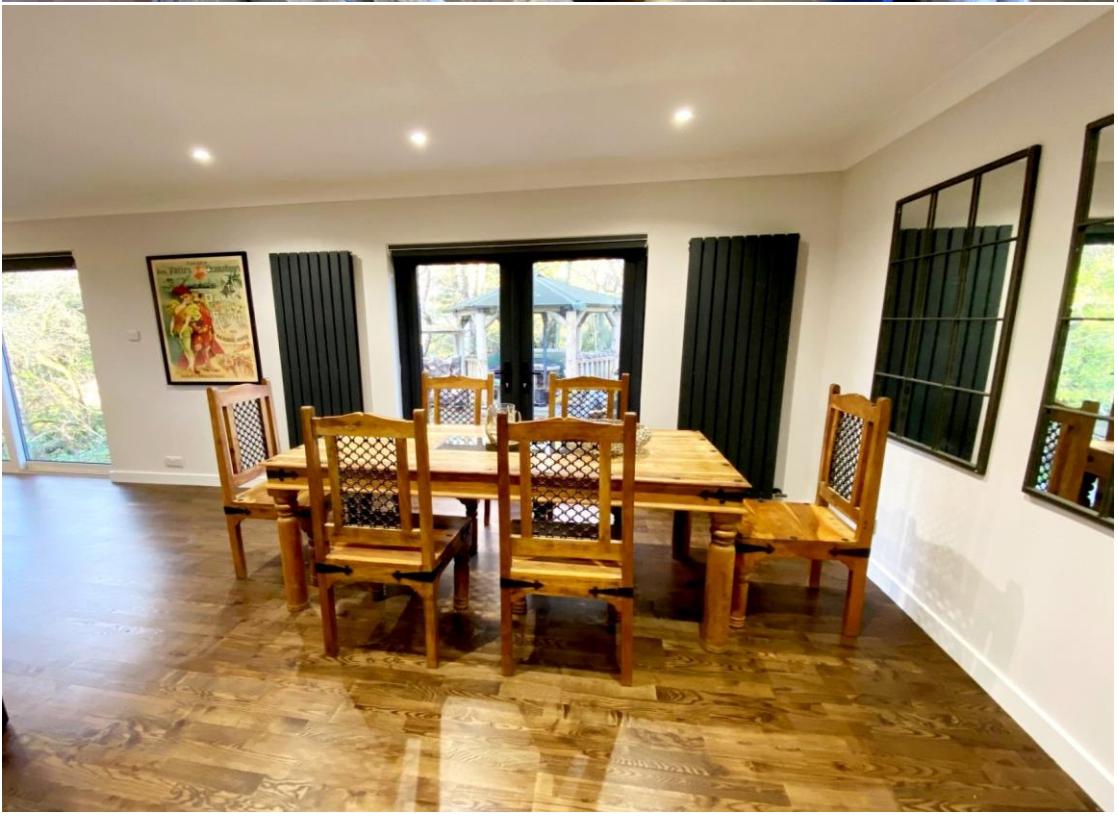


Druimannan, Rumbling Bridge, near Dollar, KY13 0PT.

A well appointed 4 bedroom detached bungalow in a prime setting. Offers over £490,000.







## Particulars of Sale

**Powmill 1 mile, Crook of Devon 1 mile, Muckhart 3 miles, M90 6 miles, Dollar 5 miles, Kinross 7 miles, Dunfermline 13 miles, Stirling 18 miles, Perth 22 miles & Edinburgh 31 miles.**

**A luxury 4 bedroom detached bungalow recently upgraded to the highest of standards 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 follow the road for approximately 1 mile and then turn right sign posted Rumbling Bridge. Turn first left and follow the road. Druimannan is positioned 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 with a restaurant.

The school catchments are Fossoway Primary in Crook of Devon 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, 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 luxury detached bungalow with spacious and versatile accommodation extending to 1,689 square feet (157 sq m). The property is newly upgraded to the highest of standards.

The design on offer includes a most spacious lounge with an open fire open plan to a dining room with French Doors to the side gardens, then double doors connect to the fitted kitchen with an island and a good range of in-built appliances, there is an open plan utility area with a rear door, an inner hallway, a master bedroom with French Doors to the front gardens and an en-suite shower room off, a second bedroom with an en-suite dressing room and a Jack & Jill en-suite shower room shared with bedroom 3, there is a fourth bedroom and a principal family bathroom with a free standing bath and a separate shower. There is an office / studio with a separate access.

The specification includes an air source central heating system, double glazing and 32 PV roof panels. The electricity generated from the panels in the last 12 months is approximately 9,000KW.

Outside the gardens to the front feature a lawned area with mature silver birch trees. There is a gravel driveway and path. The side garden features an attractive sitting area and summerhouse. The rear gardens are in grass with a mature hedge and a garden shed. There is a lower garden area with steps leading down to a stream.

Viewing is strongly recommended.

---

## GENERAL INFORMATION

---

**VIEWING** Please telephone J & G Wilson on 01577 862302.  
[contact@jgwilson.co.uk](mailto: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](mailto:contact@jgwilson.co.uk)

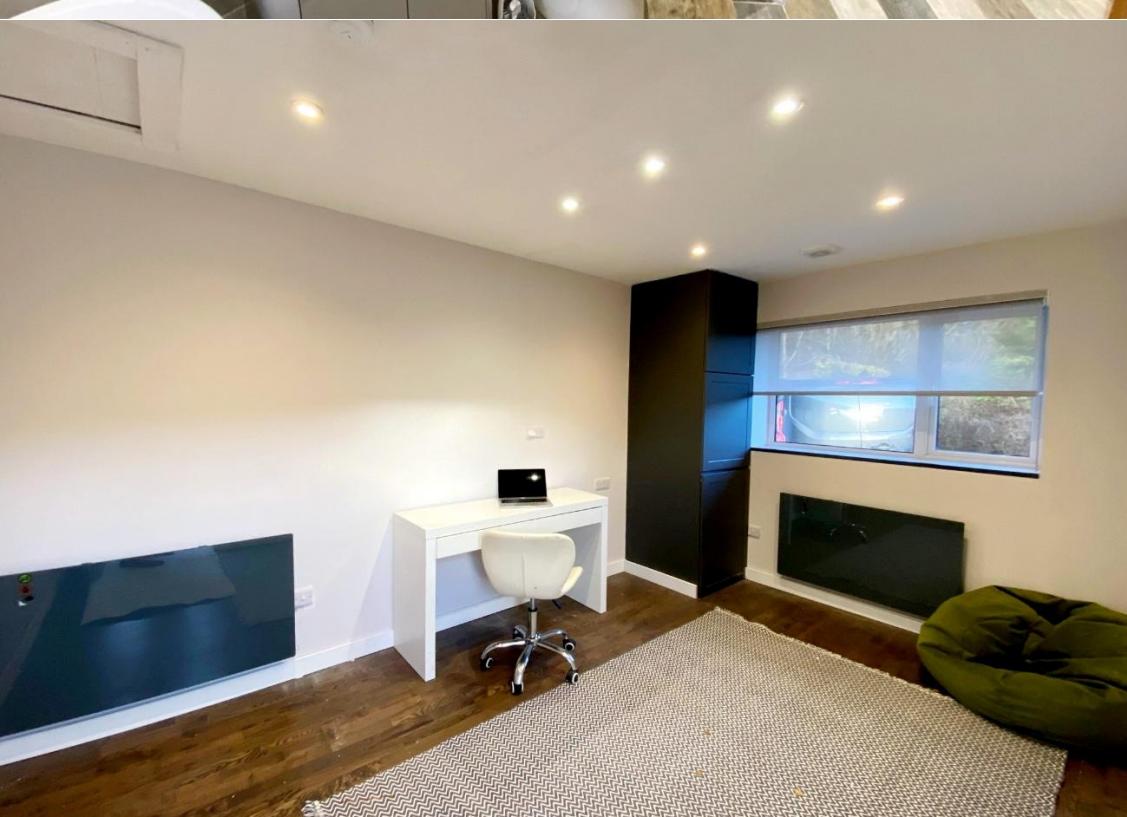
**COUNCIL TAX** The property is Band F.

**ENERGY RATING** The property is rated as \* (\*\*).

Particulars prepared January 2026.



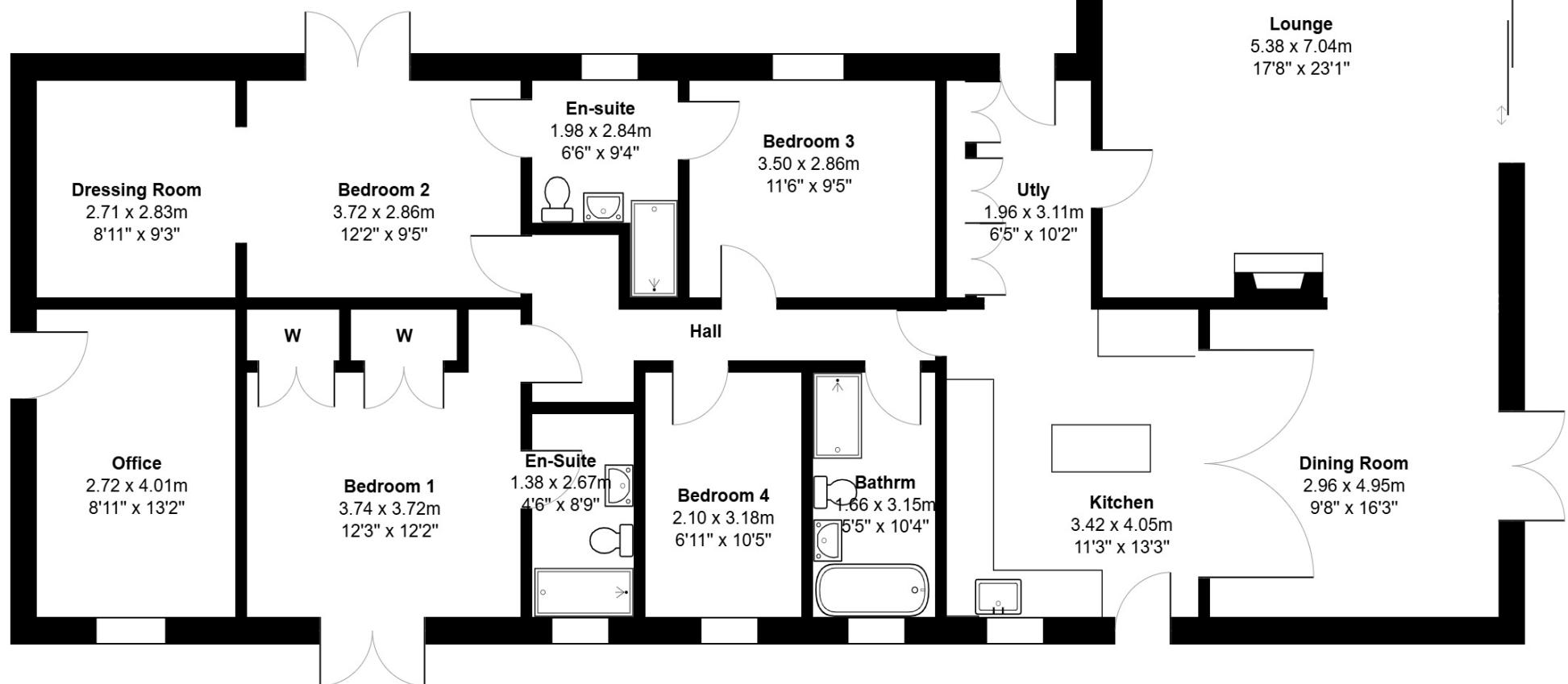


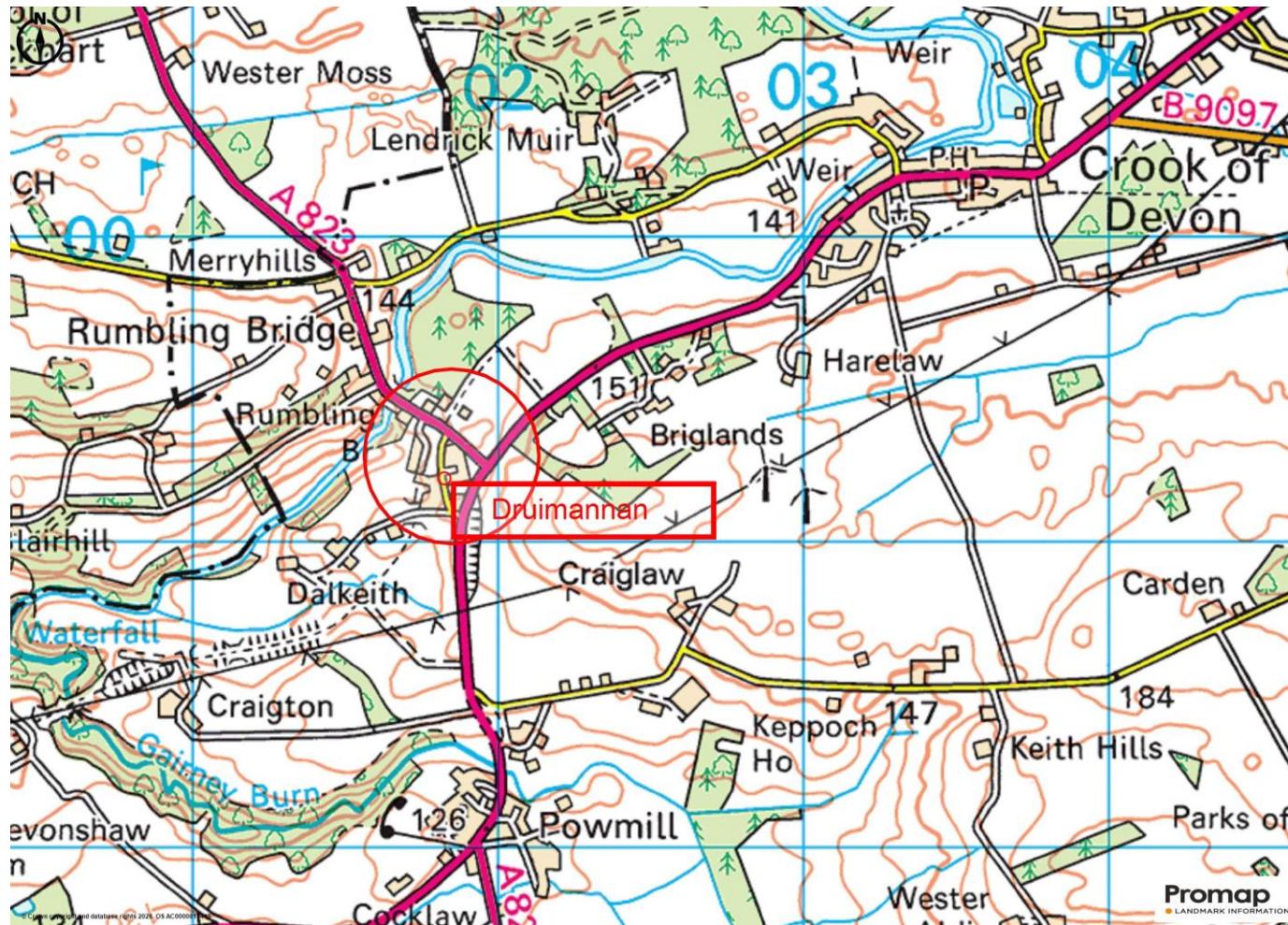






Druimannan,  
Rumbling Bridge,  
near Dollar,  
KY13 0PT.  
(Not to scale).





#### 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 out 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](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)