

# Building Plot Amaroo, Powmill



Law Location Life



# Building Plot | Amaroo | Powmill

An outstanding opportunity to develop a Building Plot with Full Planning Permission for a Detached House of approx 200sqm with rural views. The development is set on a large plot of approximately 900sqm and situated in a sought after residential location in the village of Powmill. The property will offer countryside living while being within easy reach of the main motorway networks.

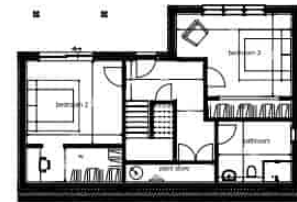
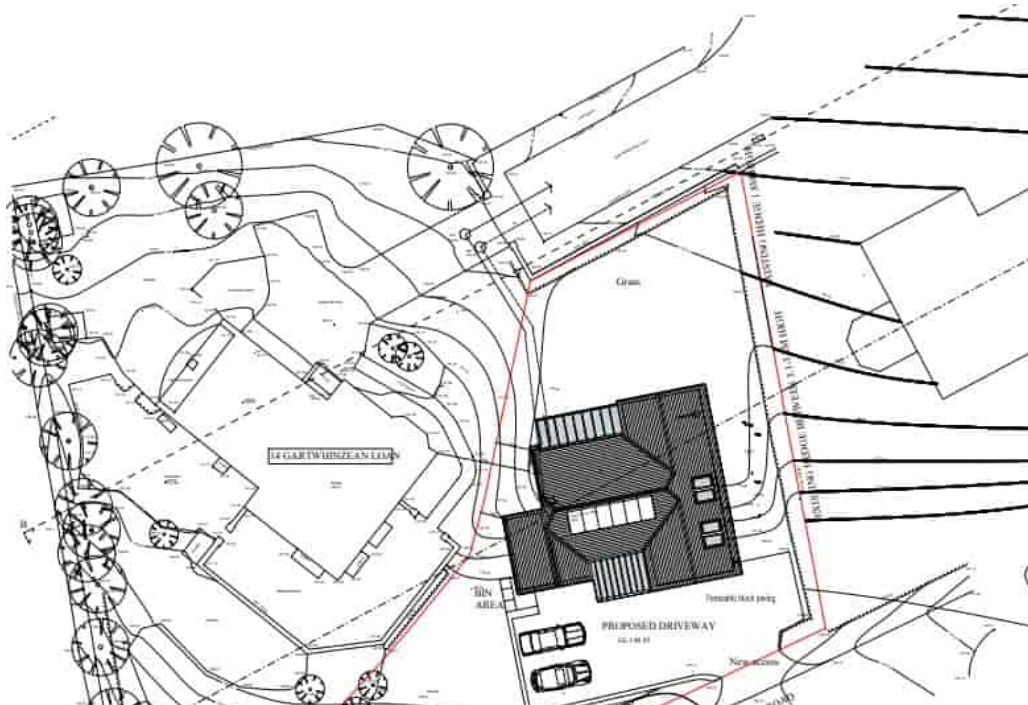
Details of the full planning permission are available on the Perth & Kinross Council planning website using reference 18/01355/FLL.

Proposed Layout - The proposed layout indicates the following: Ground Floor Level - Hallway, Open Plan Sitting/Dining Room/Kitchen, Utility Room, WC Room/Cloakroom, Master Bedroom with Walk in Wardrobe & En Suite. Lower Floor Level - 2 Double Bedrooms, Family Bathroom & Plant Room.

Viewing is highly recommended.







## Design

The proposed house and site layout was specifically designed to work with the site topography and take advantage of the views across the surrounding hills.

Access to the site and main entrance to the proposed dwelling house is from Pitfar Road to the South.

The main entry to the house is at the upper level with all living accommodation at this level. As the site slopes towards Gartwhinzean Loan the house becomes a two storey dwelling with family bedrooms on the lower ground floor level.

Using quality material the design of the proposed house is traditional in style and transitions from a single storey to a double storey house constructed in natural stone, render and timber with a traditional pitched slate roof.

The proposed material palette incorporates natural stone, white roughcast render, horizontal shiplap timber stained in a grey green colour (RAL 7033) and natural slate.

Internally the main living/dining/kitchen area has a vaulted ceiling with hand crafted exposed oak beams, with Velux roof windows over the dining and kitchen areas.

It is proposed that the house is an energy efficient timber frame house with solar panels on the roof and an air source heat pump for the main heating with secondary localised heating from a log burner situated in the lounge area.



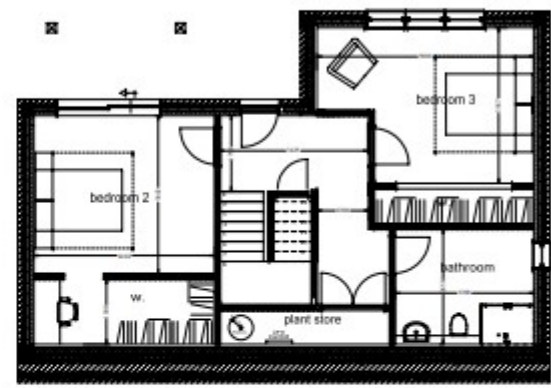
N  
I



PROPOSED GROUND FLOOR PLAN  
1.100



I  
W



PROPOSED LOWER GROUND FLOOR PLAN  
1.100

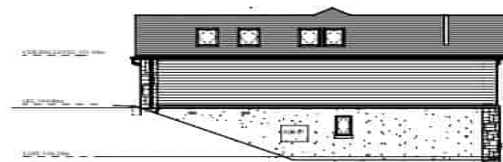








PROPOSED SOUTH WEST ELEVATION  
1:100



PROPOSED NORTH EAST ELEVATION  
1:100



PROPOSED NORTH WEST ELEVATION  
1:100



PROPOSED SOUTH EAST ELEVATION  
1:100



# AMAROO, POWMILL - A BETTER PLACE TO LIVE

The village of Powmill has its own store, Village Hall and is home to the much loved 'Powmill Milk Bar', which is renowned for its excellent food and home baking. Local catchment schools are extremely highly rated with Kinross High School and Community Campus widely recognised as one of the best comprehensive schools in the country. With the equally local and sought after prestigious Dollar Academy just a few minutes away, private education is just as accessible and as there are a whole host of other highly rated public schools within easy travelling distance the location is ideal. Equidistant towns and villages which spread out from Powmill's centre combine to offer a very wide range of shops and facilities and there are many varied sports clubs, organisations and creative pursuits to participate in. For a more comprehensive list of available activities for all age groups e.g. see [www.kinross.cc](http://www.kinross.cc)



Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

---

T: 01577 862405

F: 01577 862829

E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)

[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

---

#### Partners

John Wellburn LL.B DIP L.P N.P

Lorna E. Miller LL.B DIP L.P N.P

---

#### Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

---

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

