



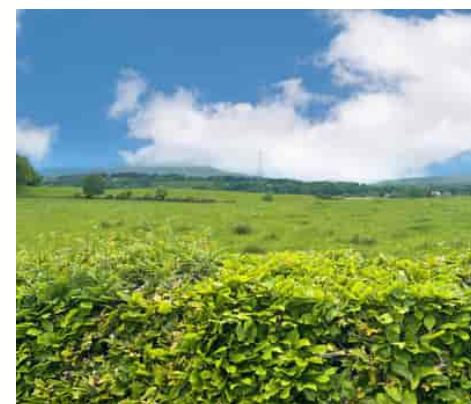
## Plot 1, Land Adjacent to Powmill Cottage, Rumbling Bridge. KY13 0QG

Two adjacent large Building Plots excellently situated in this popular Kinross-shire village location. The plots have attractive aspects to front and rear and Full Planning Permission exists for the erection of 2 Single Storey Dwelling Houses and Double Detached Garages with Office Use.

The current layout proposes Entrance Hallway, Open Plan Kitchen/Sitting/Dining Room, 3 Bedrooms and Bathroom. Details of the planning can be found on Perth and Kinross website [20/00809/FLL](https://www.perthandkinross.gov.uk/20/00809/FLL).

Please note: Each plot is also offered individually to the market for sale.

For further information contact Andersons LLP.

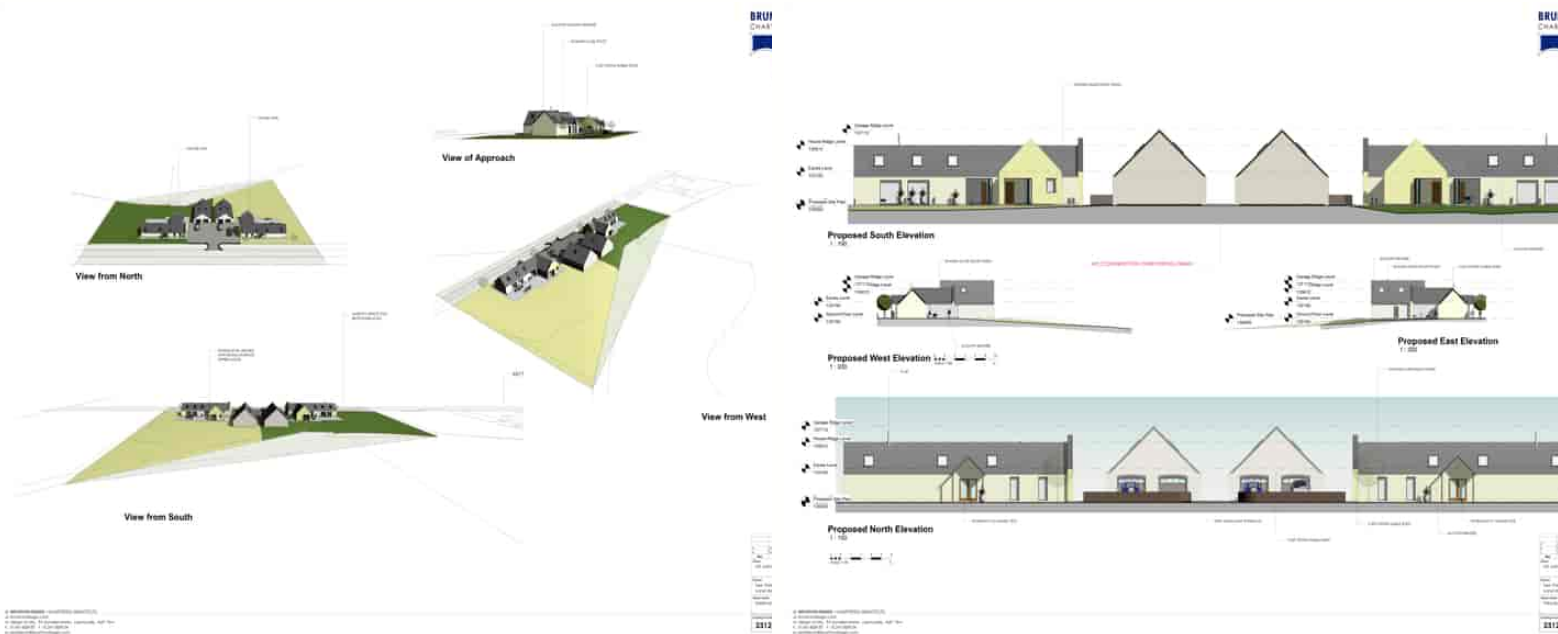


## PROPERTY DESCRIPTION

Rumbling Bridge is a small rural village situated in the county of Kinross-shire, enjoying a quiet and peaceful setting immediately South of the River Devon. It has the desirable advantage of a central geographical location for easy access in all directions, inclusive of the M90 and the coveted 'Park & Ride' services from nearby Kinross to Edinburgh Airport and City. As well as being an excellent commuter location, the area also regularly tops the 'Best Places To Live' survey, so it's easy to see why people wanting the best of both worlds would choose to make a home here. The nearby 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 county. 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)

## FEATURES

- Two Adjacent Building Plots
- Village Location with Countryside Views
- Available Individually
- Planning 20/00809/FLL
- Open Plan Kitchen/Sitting/Dining Room
- 3 Bedrooms
- Full Planning Permission for 2 Single Storey Dwelling Houses and Detached Double Garages with Office Use



## ROOM DESCRIPTIONS

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### Accommodation

Entrance Lobby  
Open Plan Kitchen/Sitting/Dining Room  
3 Bedrooms  
Family Bathroom  
Double Detached Garage with Office use

### Services

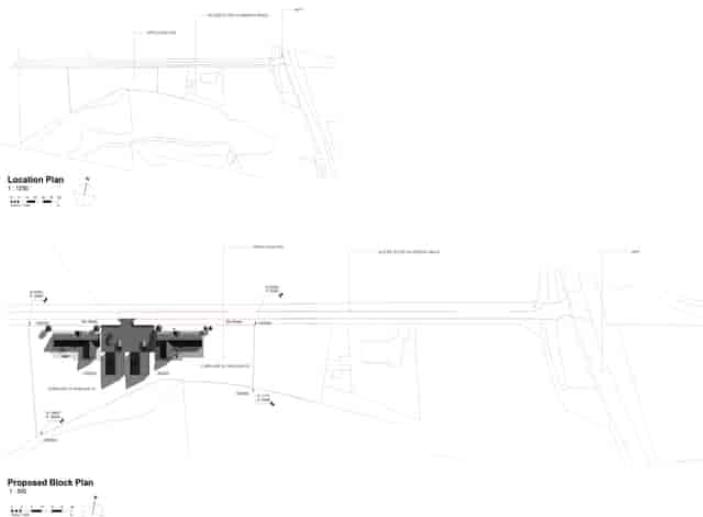
Services are adjacent to the property, however connection costs will be the responsibility of the purchaser.

### Additional Information

The Council has accepted dwelling houses on land within E23 provided they are directly associated with an employment use to allow for a live/work situation to be provided on the site.

### Directions

When travelling from Crook of Devon, take the right hand turning directly before the Powmill Milk Bar. Follow the road past Powmill Cottage and the two plots are directly on your left hand side.

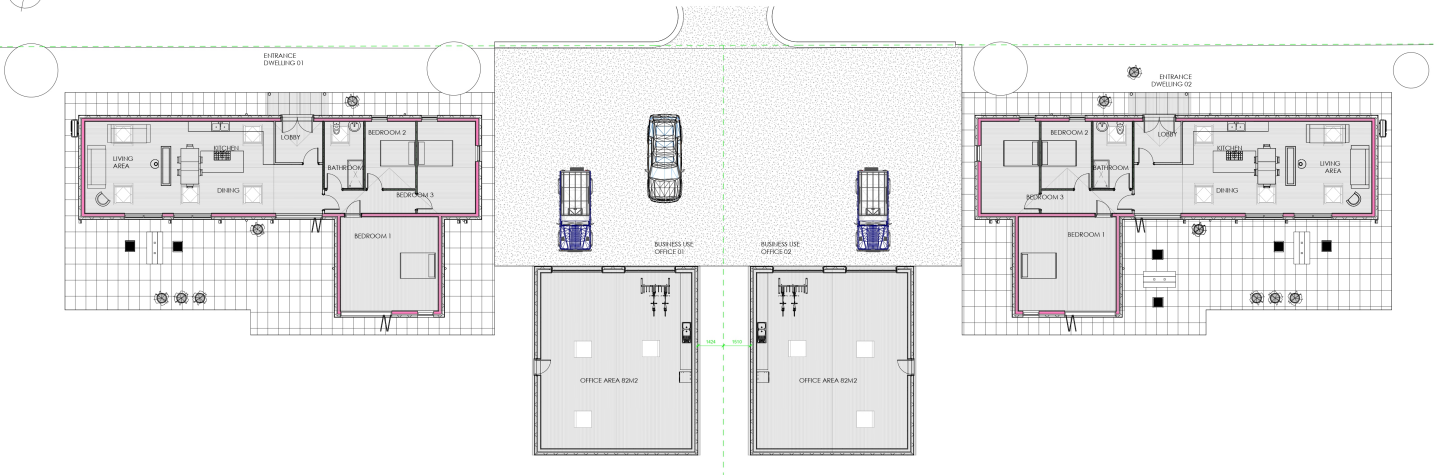


BRUI  
2024



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2024

# FLOORPLAN



**WD Ground Floor Level**  
1 : 100



REV	DESCRIPTION	DATE
1	ISSUED FOR RESPONSE	23/03/22
2	ISSUED FOR RESPONSE	28/04/22
3	REVISED	05/05/22
Client: Mr Johnstone		
Project: Two Dwellings Land Adjacent to Powmill Cottage		
Drawing: Ground Floor Plan		
Drawing Number: 2312_WD_002 B		