



Fairfield

Rumbling Bridge

Kinross

This large detached family villa forms part of a small popular village situated between the towns of Dollar and Kinross. The bright and tastefully presented accommodation boasts a flexible layout and displays a number of notable features.

Open porch, vestibule, reception hallway, shower room, sitting room, study, dining kitchen, utility room, three double bedrooms, en-suite shower room and bathroom.

Oil central heating and double glazing.

Integral double garage and generous garden grounds.

Offers Over £320,000



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Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION

This large detached family villa forms part of a small popular village situated between the towns of Dollar and Kinross. The bright and tastefully presented accommodation boasts a flexible layout and displays a number of notable features. Internally the layout comprises; an entrance vestibule with door to the broad reception hallway which has stairs to the upper hall and provides access to all lower floor rooms including a downstairs shower room. The farmhouse style dining kitchen with quarry tiled floor is an attractive room that has large front facing bay window with window seats below. The room also displays a modern oil fired Rayburn, Belfast sink and large walk-in larder. The utility room has window to the side and doors lead to the integral double garage and side garden area. Also situated off the reception hall is bedroom

three which features built-in wardrobes and the study both of which overlook the gardens. The upper hall provides access to most remaining rooms including the family bathroom. The sitting room has been positioned on the upper floor to take full advantage of the open aspects and also provides additional privacy. The room displays a number of attractive features including a working log fireplace. Both remaining double bedrooms feature built-in wardrobes and bedroom one has the added benefit of an en-suite shower room. Externally the property is positioned within a good sized plot with the majority of the gardens being set to the rear. The gardens themselves display a wide variety of mature plants, shrubs and trees along with an impressive rockery. A gated gravel drive leads to the integral double garage which provides excellent high level storage space.





SITUATION

Rumbling Bridge is an area of natural charm close to Kinross, Crook of Devon and Dollar. It is ideally placed geographically, with Edinburgh, Dundee, Perth, Stirling and The Trossachs, Glasgow and Dunfermline all accessible in less than one hour's drive. Motorway connections are available at nearby Kinross (M90) and the Kincardine Bridge (M9 and M876). There are a wide range of activities in the surrounding area for the outdoor enthusiast including golf at Muckhart and Kinross, fishing, hill walking, cycling, gliding and horse riding. Gleneagles Hotel with its internationally renowned facilities is located near Auchterarder, approximately 12 miles north by car. The town of Kinross is approximately 7 miles away and offers local services including several banks, a post office, a range of retail shops as well as Sainsburys supermarket. Kinross also has a curling rink, leisure pool, a number of active sports clubs as well as fishing on Loch Leven. Dollar Academy, located approximately 5 miles away, is the United Kingdom's oldest coeducational day and boarding school and is known for notable achievements in academic, sporting and artistic fields.





ACCOMMODATION
(All Sizes Approximate)

SITTING ROOM
17'2" x 16'4" 5.24m x 4.98m
(widest point)

STUDY
11'0" x 8'5" 3.37m x 2.58m

DINING KITCHEN
18'0" x 16'2" 5.50m x 4.95m
(widest point)

UTILITY ROOM
10'1" x 9'10" 3.08m x 3.00m

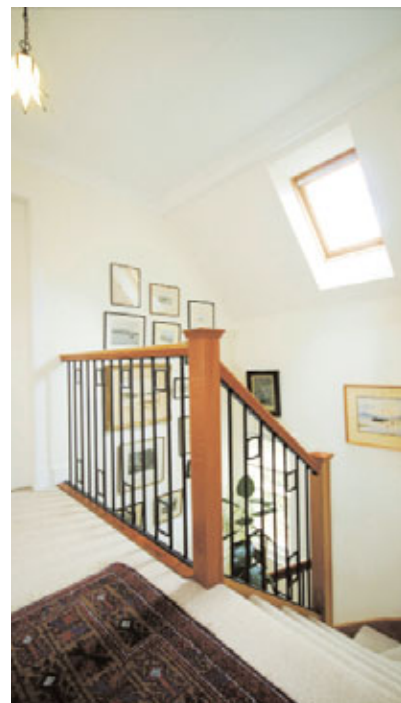
BEDROOM 1
12'9" x 11'9" 3.90m x 3.60m

EN-SUITE SHOWER ROOM
7'3" x 4'7" 2.21m x 1.40m

BEDROOM 2
14'9" x 8'10" 4.50m x 2.70m

BEDROOM 3
12'5" x 10'1" 3.80m x 3.08m

BATHROOM
8'5" x 7'8" 2.58m x 2.35m









ENTRY

By Arrangement

POST CODE

KY13 0PT

TRAVEL DIRECTIONS

From the M90 leave at junction 6 and take the A977. After travelling approximately 6 miles, having passed through the village of Crook of Devon, take the A823 signposted for Rumbling Bridge and the property is positioned shortly after on the right hand side.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600

PRICE

Offers Over £320,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



Ground Floor Plan



First Floor Plan

Schematic Diagram only - Not to scale



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