



Fairfield

Rumbling Bridge, Kinross, KY13 0PT

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Introduction

Fairfield is a substantial family home, built in 2003, set within the peaceful rural hamlet of Rumbling Bridge. Extending to about 0.2 acres, the mature grounds provide an attractive setting. Internally, the thoughtfully designed bespoke layout, with the principal reception room being on the upper floor, makes the most of the surrounding countryside views.

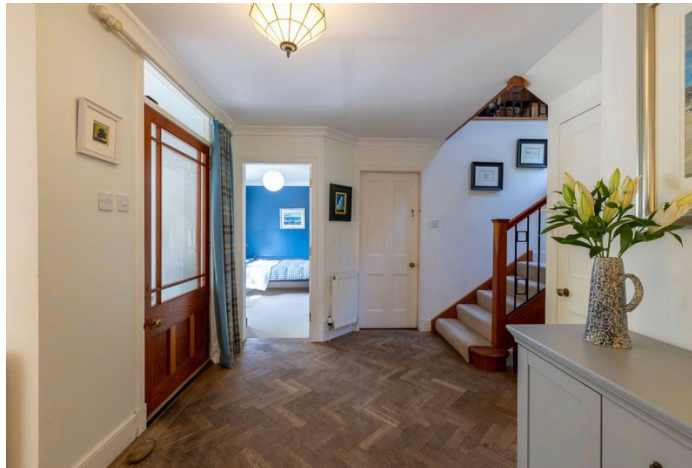
The main entrance is positioned to the side elevation, opening into a welcoming vestibule and leading through to the reception hallway.



The reception hall features a striking herringbone oak floor and gives access to all rooms on the ground floor.

The generously proportioned dining kitchen is fitted with a range of base and wall units, along with display shelving, and offers ample space for a large dining table and chairs. A charming window seat with storage beneath occupies the bay, creating an inviting focal point. The kitchen is equipped with a Rayburn cooker, double induction hob, and an electric oven, while a double Belfast-style sink sits below the window. A very spacious pantry is accessed directly from the kitchen, and both areas benefit from practical tiled flooring.

There are two double bedrooms on this level, one conveniently located adjacent to the shower room. A well-proportioned utility room provides space for laundry appliances and offers both external access to the garden and internal access to the double garage.



On the upper floor, the principal reception room is filled with natural light from a bank of windows to the front and side, taking full advantage of the views. A multi-fuel stove set within a stone fireplace with a slate inset creates an attractive focal point.

The upper hallway offers sufficient space for a home office and leads through to a snug, where two Velux windows flood the space with natural light. This in turn provides access to bedroom two. There are two further bedrooms on this level, including the principal bedroom, which has built-in wardrobes and an en suite shower room. The accommodation is completed by a well-appointed family bathroom.

Outside

The grounds extend to about 0.2 acres and are well laid out with areas of lawn, mature trees and shrubs, and a sheltered area ideal for outdoor entertaining. There is also a dedicated section with raised vegetable beds and a greenhouse. A gated driveway to the front provides access to the double garage.







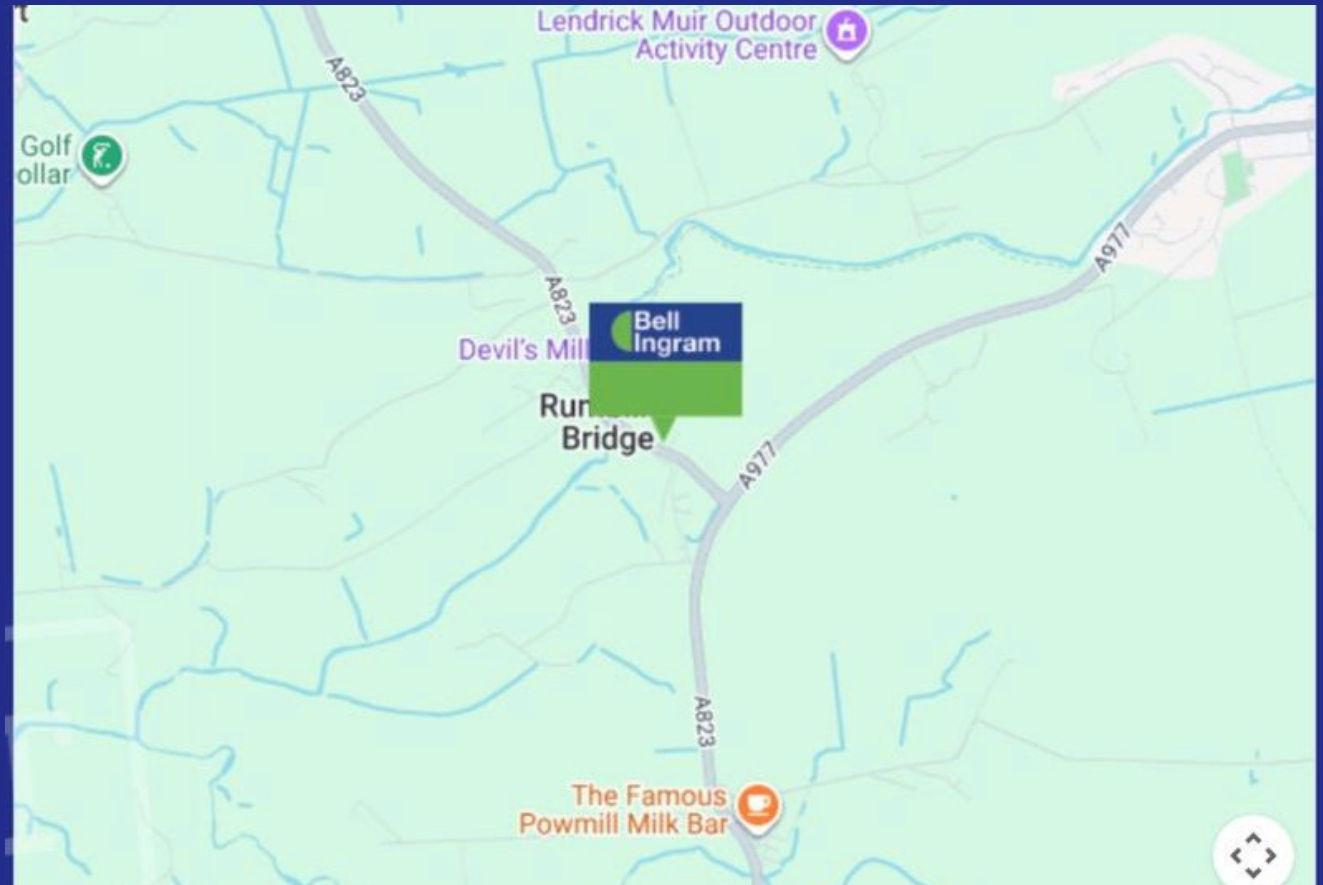
Location

Rumbling Bridge is a lovely village set on either side of a gorge carved by the River Devon. It takes its name from the distinctive double bridge spanning the gorge, where the echoing sound of the water below creates a unique rumbling reverberation. The village sits almost equidistant between Crook of Devon, Muckhart and Powmill.

Rumbling Bridge is well placed for commuting. The nearby M90 provides swift access to both Perth and Edinburgh, while a Park and Ride facility at Kinross provides regular express coach services to both cities. Rail connections are available from Inverkeithing and Edinburgh Airport is also within easy reach. To the west, the Clackmannanshire Bridge links directly into Central Scotland's motorway network.

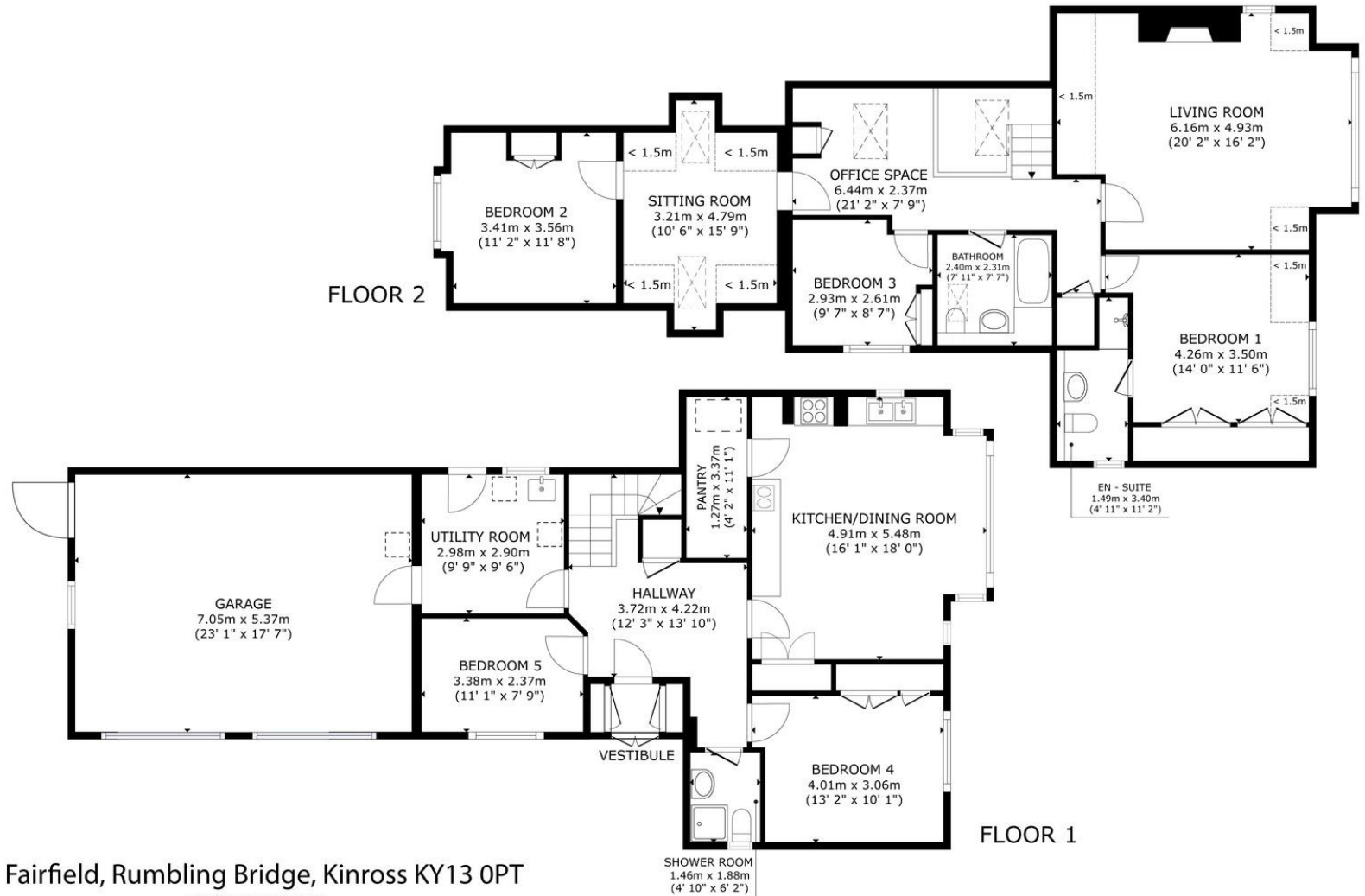
Local amenities are easily accessible while primary schooling can be found in Crook of Devon and Muckhart. The nearby town of Dollar provides a good selection of shops and services, and Kinross offers a broader range of facilities, including secondary schooling, supermarkets, restaurants and two golf courses. The area is also renowned for its excellent schooling options, with highly regarded independent schools close by such as Dollar Academy, Glenalmond College, Strathallan School, Craigclowan Preparatory School and St Leonard's School. School buses for both Kinross High School and Dollar Academy stop in the village.

The area is ideal for outdoor enthusiasts. Loch Leven is famed for its trout fishing, while the area lends itself to walking, cycling and horse riding. and there are golf courses at Muckhart, Dollar, Gleneagles and St Andrews.



Plans

180.2 sqm (1,940 sqft)



Fairfield, Rumbling Bridge, Kinross KY13 OPT

GROSS INTERNAL AREA
 FLOOR 1 81.0 m² (872 sq.ft.) FLOOR 2 99.2 m² (1,067 sq.ft.)
 EXCLUDED AREAS : GARAGE 37.8 m² (407 sq.ft.) REDUCED HEADROOM 9.4 m² (101 sq.ft.)
 TOTAL : 180.2 m² (1,940 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Perth & Kinross Council

Council Tax

Band = F

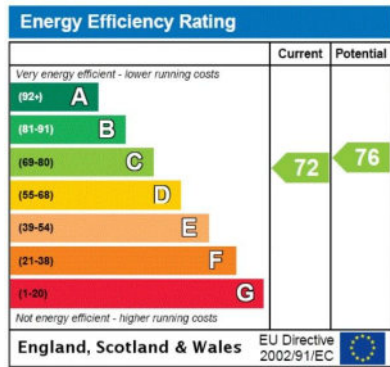
Tenure

Freehold

EPC

EPC Rating = C

Fairfield



Services & Additional Information

Directions: Leave Kinross, travelling west on the A977. After about 6.5 miles, bear right towards Rumbling Bridge. After about 750 yards, Fairfield is on the right hand side directly opposite The Old Station Road.

For viewers using the 'what3words' app, the location of Fairfield is [///hagging.feasts.scramble](https://www.what3words.com/#!/en/@@@hagging.feasts.scramble)

Services: Fairfield has mains electricity and water, oil fired central heating and drainage is to a private septic tank.

Rumbling Bridge, Kinross, KY13 0PT

Offers Over £480,000



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