



KEITH HILLS

RUMBLING BRIDGE, KINROSS, PERTH AND KINROSS

Galbraith



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Superb country property with beautiful gardens and paddocks in a highly accessible location

Dollar 6.5 miles ■ Kinross 7.5 miles ■ Edinburgh 30 miles
Glasgow 38 miles

Acreeage about 16.16 Ac (6.54 Ha)

Offers Over £700,000

- 3 reception rooms, 3 bedrooms
- Spacious reception rooms filled with ample natural light
- A superb mature garden with beautiful views of the surrounding countryside
- Excellent stables and a paddock with an additional 14 acres
- Productive vegetable patches and a polytunnel ideal for home grown produce
- Superb location in commuting distance to Edinburgh and Glasgow

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 OnTheMarket





SITUATION

Keith Hills lies in a superb location just to the east of the village of Powmill and just to the south of Crook of Devon, both of which provide village stores for day to day essentials. The popular town of Dollar is just 6 miles to the west and provides an excellent range of amenities with a village shop, community centre, health centre and the well-regarded Dollar Academy. Further amenities can be found at Kinross which has a supermarket, garage, a primary and secondary school and a super range of cafes and shops.

Keith Hills is ideally located for access to Scotland's major cities, Stirling is just 35 minutes drive to the west and Perth just 35 minutes to the northeast. Both provide a superb range of amenities with national and local retailers, supermarkets, schools, banks and hospitals as well as restaurants and cafes. Perth and Stirling both have train stations with connections north and south as well as excellent bus links.

The major cities of Edinburgh and Glasgow are both easily reached and Keith Hills sits in an ideal spot between the two cities making national and international travel very easy. Edinburgh Airport can be reached in just 45 minutes drive and Glasgow Airport in approximately an hours drive.

Keith Hills is well located to make the most of the superb local amenities and activities. There is an excellent network of local paths for walking and cycling, the Dunning Glen has a myriad of trails and Loch Leven with its 13 mile circular trail and well regarded larder is very close by. For golfers Muckhart Golf Club is just 3 miles away and Gleneagles with its championship courses can be reached in 25 minutes. There are also excellent equestrian facilities available locally.

DESCRIPTION

Keith Hills is a delightful traditional house of stone construction under a slate roof. The house is well proportioned with generous reception spaces throughout providing an attractive and pleasant family home. An entrance hall leads to a lovely sitting room with a woodburning stove and then on to a spacious kitchen with underfloor heating, ample room for a large dining table and a superb

larder. Off the kitchen is a pleasant sunroom which has direct access to the garden, provides a lovely space to relax and has magnificent views.

Leading the other direction from the entrance hall is a lovely snug which has a stove and is an ideal family space, there is then a study which provides a useful space to work from home. Finally, there is an impressive master bedroom which enjoys double aspect views, patio and garden access, and a generous en suite bathroom.

On the first floor there are two further double bedrooms, both with delightful views of the gardens and a generous family shower room.

ACCOMMODATION

Ground Floor: Entrance Hall, Sitting Room, Snug, Sunroom, Kitchen with Larder, Study, Master bedroom with En Suite, WC.

First Floor: Two Double Bedrooms, Family Shower Room.

GARDEN AND GROUNDS

Keith Hills enjoys a beautiful elevated situation with stunning views over the surrounding countryside and panoramic views down the valley overlooking the Wallace Monument. The garden lies to the front of the property and is mostly laid to lawn with a delightful collection of mature trees, shrubs and an orchard providing structure and maturity throughout the year. There is also a lovely patio which provides an ideal space for outdoor dining and has a sheltered area outside the master bedroom with glass panels so as not to disrupt the views. Further to the main garden is the secret garden which provides a peaceful place to relax.

Beyond the main garden is the stables and kitchen garden. The kitchen garden has a variety of mature fruit and vegetable patches, a herb garden, summer berry garden and a polytunnel with purpose-built planters and seating which the current owners have used to produce a variety of

home grown produce. The stable block consists of 4 stables with an undercover yard area, hay store and a tack room and have been well maintained by the current owners. Adjacent to the stables is a paddock extending to approximately 1 acre.

Keith Hills further benefits from a ring fenced block of 14 acres adjacent to the stables paddock which consists of three recently well-fenced fields each with a water connection and enjoying cracking views of the surrounding countryside. The current owners have undertaken some tree and hedge planting to create natural shelter. This land has excellent potential to be used for smallholding or equestrian purposes or for alternative uses, subject to the necessary permissions.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band G	D	FTTC	YES

FLOOD RISK

There has been no flooding at the property in the last 5 years. Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Keith Hills is accessed via a shared access track.

DIRECTIONS

From Powmill take the A823 North, just outside the village take the right turn signposted Aldie. Follow the road for approximately 1 mile and then take the right turn onto the farm track and Keith Hills is on the right after approximately 0.1 miles.



POST CODE

KY13 0QQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///waltzed.respected.lanes](https://www.what3words.com/)

SOLICITORS

Kerr Stirling, 10 Albert Place, Stirling, FK8 2QL. T: 01786 463 414

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. T: 01738 475000



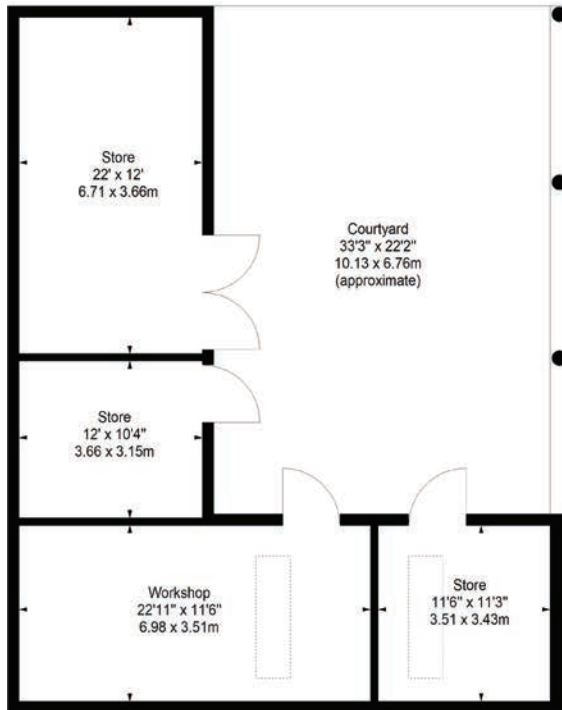




Keith Hills,
Rumbling Bridge,
Kinross,
Perth and Kinross, KY13 0QQ



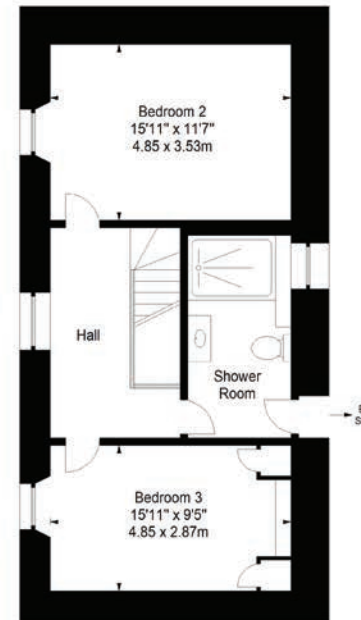
Approx. Gross Internal Area
2140 Sq Ft - 198.81 Sq M
Stores & Workshop
Approx. Gross Internal Area
799 Sq Ft - 74.23 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor



FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2024.







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