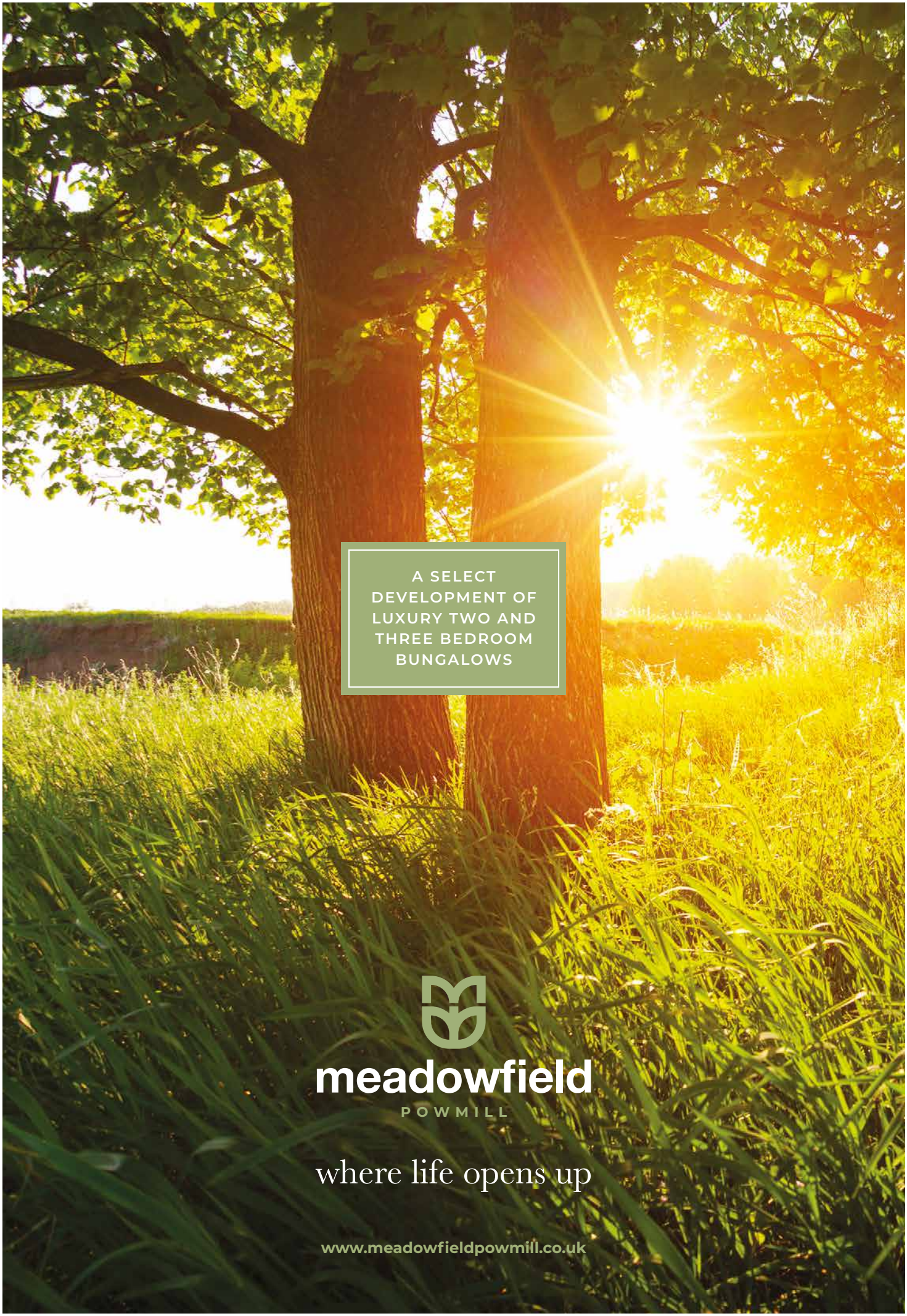
A SELECT DEVELOPMENT OF LUXURY TWO AND THREE BEDROOM BUNGALOWS
meadowfield
POWMILL
where life opens up
www.meadowfieldpowmill.co.uk

A gentler pace
A beautiful place

When life calls for something a little calmer, Meadowfield answers beautifully.

Welcome to Meadowfield, an exclusive collection of luxury 2 and 3 bedroom bungalows in the picturesque village of Powmill, just 5 miles from Kinross to the east and Dollar to the west.

Thoughtfully designed by L&S Homes, each property will be built to the highest standards to ensure that contemporary living can be enjoyed to the full.

This intimate development offers you a unique opportunity to enjoy a more relaxed way of living - where comfort, quality and countryside come together effortlessly. Set against a backdrop of rolling hills and open skies, Meadowfield is a place to slow down, breathe deeply and truly feel at home.

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A rare opportunity

Nestled in a private setting with wonderful uninterrupted views across the rolling fields and distant hills, Meadowfield is a carefully considered collection of homes that prioritises space, privacy and peace. Each bungalow has been designed for modern living, all on one level, offering a seamless flow between living, dining and outdoor spaces. Large windows and doors invite in natural light and connect you to the surrounding landscape, creating homes that feel bright, airy and effortlessly welcoming. Open-plan layouts create flexible spaces that adapt to your lifestyle - perfect for quiet evenings, hosting friends, or simply enjoying the comfort of home.

MORE TIME
MORE SPACE
MORE YOU

Designed around you

Your new home designed and built by L&S Homes offers freedom of choice and peace of mind. Quality materials, finishes and carefully coordinated colour schemes by our talented interior designers, provide timeless interiors. Your new home will deliver long lasting style and comfort. Built with an unfailing attention to detail, your new home will enjoy designer kitchens boasting integrated appliances. While bathrooms and en suites feature stylish fixtures and fittings, finished to the most exacting standards, they combine contemporary style with traditional comfort. Clever layouts maximise space and natural light and allow you to bring the outside in. Meadowfield is the perfect place to play, entertain or just relax. Whether you are downsizing, rightsizing, or simply looking for a more manageable home without compromising on quality, Meadowfield offers a lifestyle that feels just right.

Computer generated illustration of Meadowfield street scene.

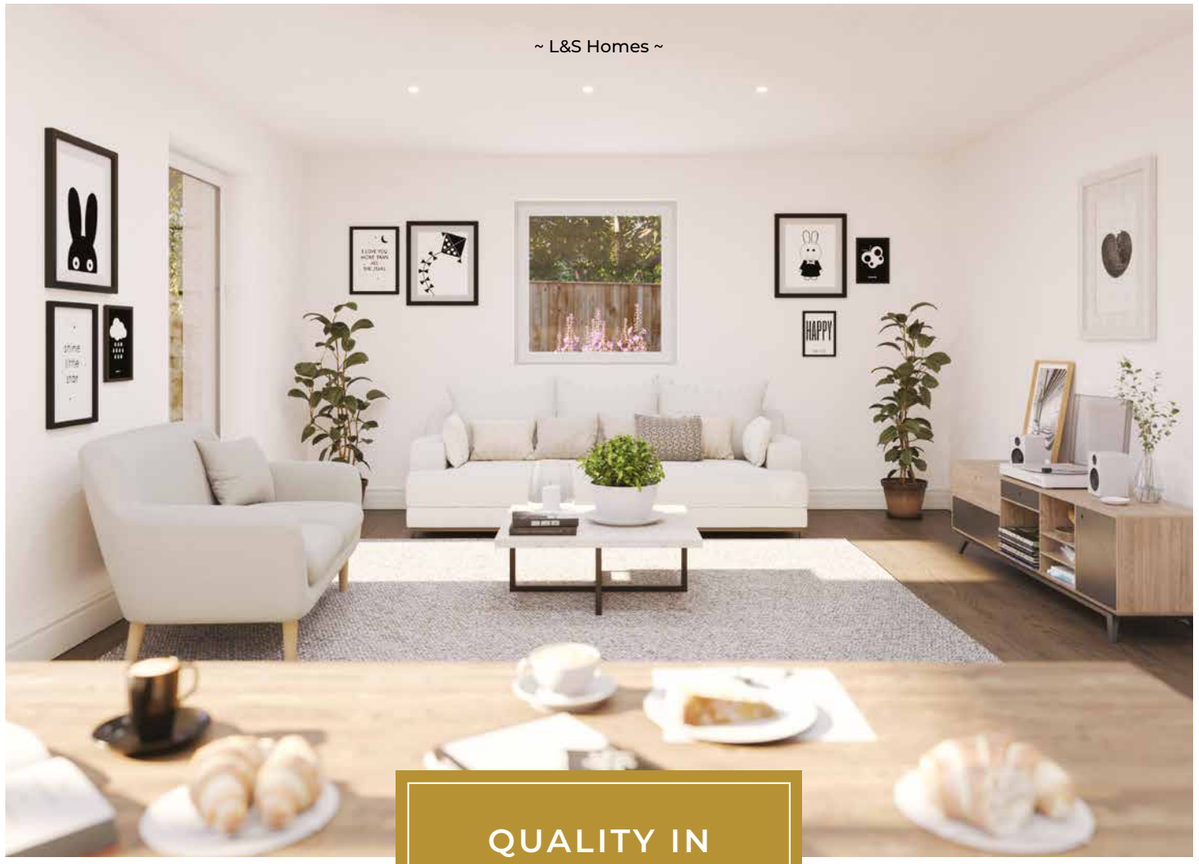
A place to call home

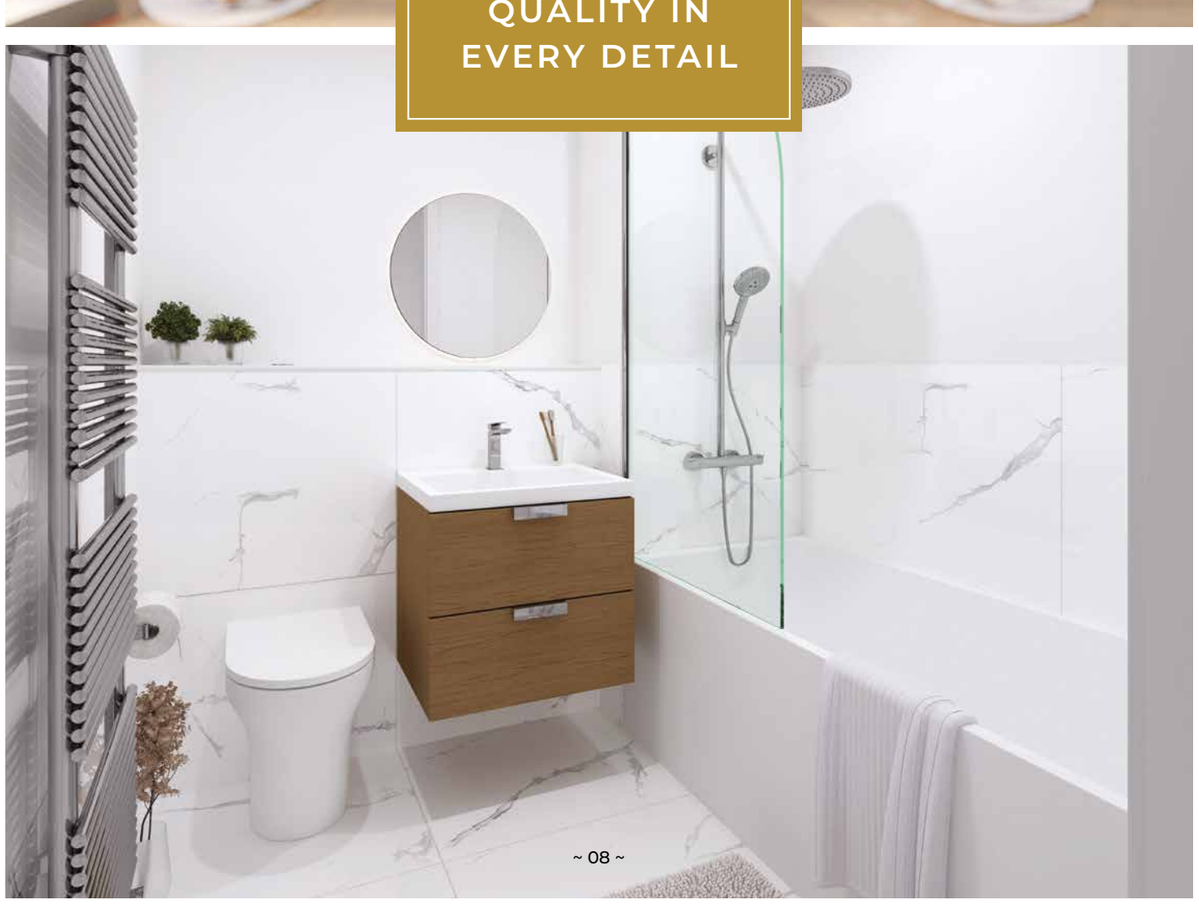
Meadowfield isn't just about beautifully designed homes - it's about creating a lifestyle where you can enjoy luxury inside and nature outside. A place where mornings are slower, surroundings are greener, and home feels exactly as it should. Your new home is a place where you will come to enjoy quality and care in every little detail, it's just one of the things that makes an L&S home so special. With contemporary styling, these two and three bedroom bungalows incorporate environmentally sound construction standards, that are strong, safe and sustainable.

The properties benefit from ultra efficient air source heat pumps, double glazing and electric car charger to each plot. In terms of design, each home is spacious, flexible and perfectly suited to modern life, with open plan spaces, large bedrooms and light-filled living areas, optional office space and ample storage. Everything you need is here. Interiors are finished to a good level of specification that includes designer kitchens, bathrooms and en suites boasting contemporary white sanitary ware and Porcelanosa tiling.

LUXURY INSIDE NATURE OUTSIDE

Computer generated illustration of indicative interior images shown are for illustration purposes only. Please ask the Sales Advisor for accurate details of specification.





QUALITY IN EVERY DETAIL

Time to unwind

At Meadowfield, a sense of calm comes easily. Generous living spaces are filled with natural light, while large windows and French doors open out to the surrounding landscape — keeping you effortlessly connected to your precious outdoor spaces. It's a setting designed for slower moments, quiet mornings and relaxed evenings.

Made for living

The kitchen and dining area is the true heart of every Meadowfield home. Thoughtfully designed for both everyday life and easy entertaining, these open-plan spaces bring people together without compromising on practicality. Clean lines, clever storage and quality finishes create a space that works beautifully, whatever the occasion. Fitted with contemporary appliances giving you the perfect balance of design and technology making it a place where friends and family will want to linger.

Your own space

Bedrooms at Meadowfield are all about comfort and calm. Each one has been carefully designed to make the most of the space and light, giving you somewhere that feels properly restful at the end of a busy day - your own private retreat to switch off and recharge.

A touch of everyday luxury

Bathrooms and en-suites are crafted with relaxation in mind. From sleek fittings to elegant tiling from Porcelanosa, every detail has been chosen to enhance your daily routine. These are spaces that feel both indulgent and effortlessly functional - ideal for starting the day or winding it down.

Computer generated illustration of indicative interior images shown are for illustration purposes only. Please ask the Sales Advisor for accurate details of specification.

Specification

Your new home is constructed to the highest specification in accordance with the latest environmental standards and are covered by the approved 10 year structural warranty issued by Q Assure.

- Designer fitted kitchens
- Integrated appliances including oven, hob and hood, fridge/freezer
- Fitted built in wardrobes
- Contemporary white sanitary ware that includes Hansgrohe taps and Villeroy & Boch wash hand basins
- Shaving points in all bathrooms and en suites
- Double glazing
- Internal white panelled doors with chrome ironmongery
- Choice of kitchen unit colours and finishes*
- Choice of Laminate work tops and upstands*
- Choice of Porcelanosa tiling*
- Green energy efficient Air Source Heat Pump
- Electric car charger to each plot
- Turfed gardens to the front and rotavated gardens to the rear

** Subject to build program - please check with the sales team for individual plot finishes.*

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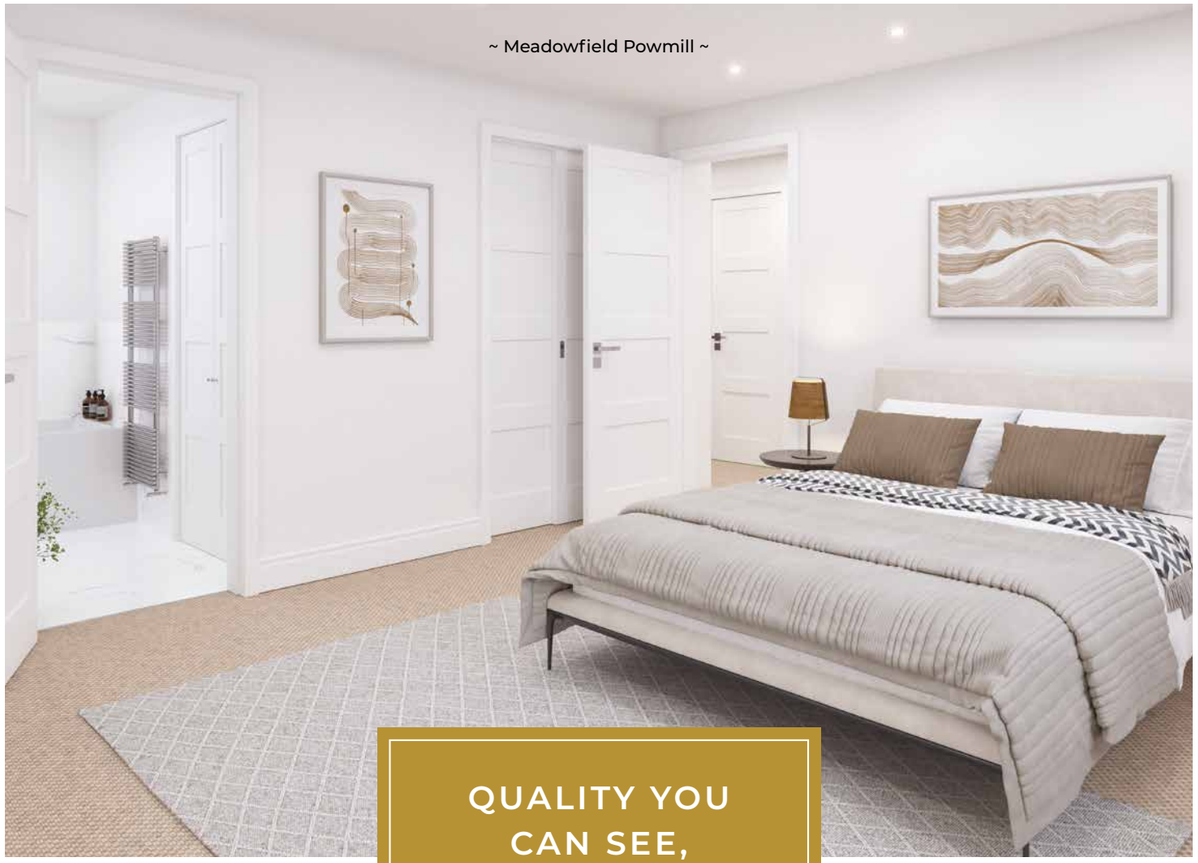
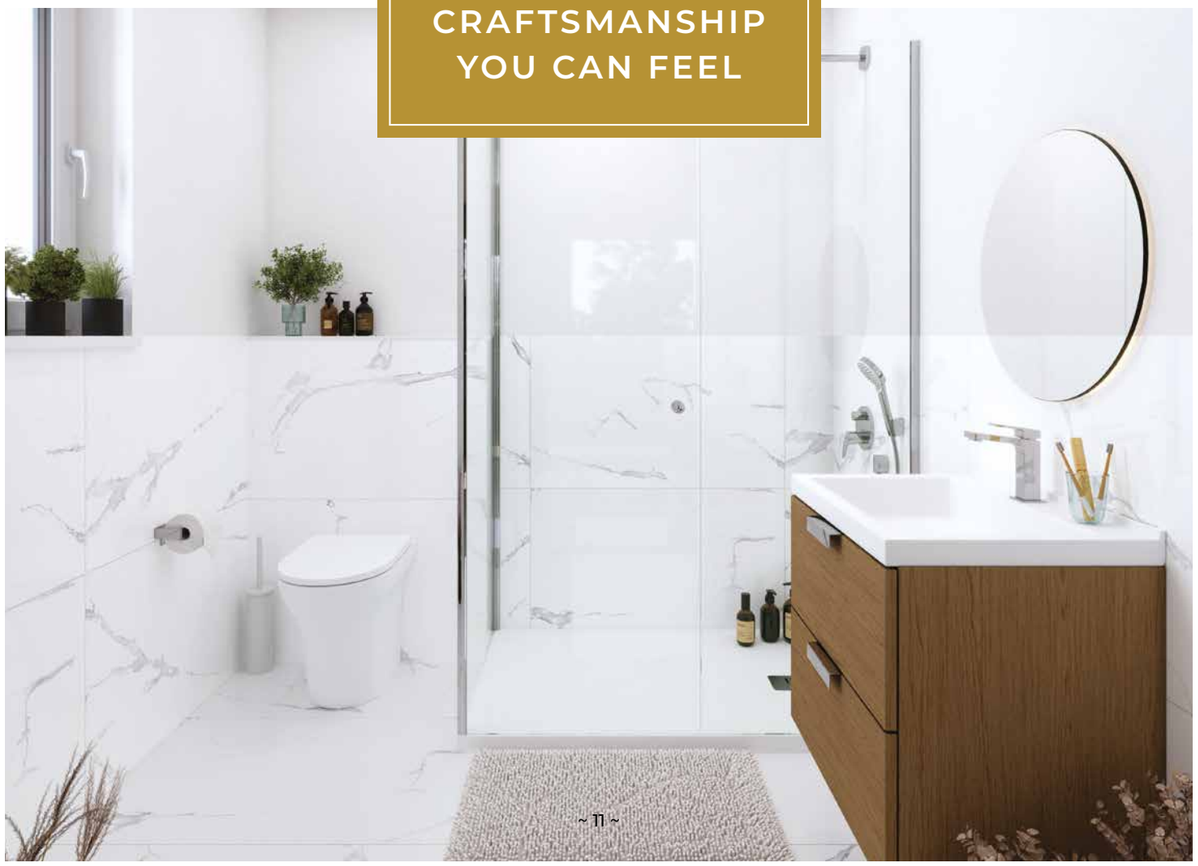


QUALITY YOU CAN SEE, CRAFTSMANSHIP YOU CAN FEEL



More time for the things that matter

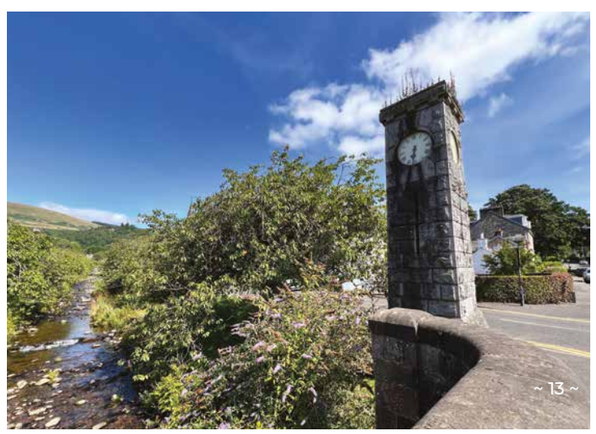
Powmill enjoys a welcoming village setting, nestled at the bottom of the Ochil Hills with a strong sense of community and a wealth of amenities nearby. Just a short drive away, the historic town of Dollar offers a great selection of charming independent shops, cafés and everyday essentials, along with highly regarded schooling including Dollar Academy and Strathdevon Primary. Kinross also provides a wider range of supermarkets, services and leisure facilities. For those who enjoy the outdoors, the area is rich with opportunity - from scenic walks in the Ochil Hills to cycling routes and nearby golf courses. Closer to home you might want to take a wander up to the famous Milk Bar and enjoy a milk shake or even better some of their legendary steak pie. If you run out of things to do and just want to take it easy and read a book, you can even find something new to read in the community bus stop library!

Well connected, whatever the day brings

Despite its peaceful rural setting, Powmill is surprisingly well connected. The nearby road network provides easy access to the M90, linking you quickly to Perth (around 25 minutes), Edinburgh (approximately 45 minutes) and beyond, while Stirling and Glasgow are also within comfortable driving distance, typically under an hour. For public transport, local bus services connect the village to surrounding towns including Kinross and Tillicoultry, making day-to-day travel straightforward. For rail connections, nearby stations such as Alloa, Dunfermline and Gleneagles are all within around 15–20 minutes' drive, offering regular services to Scotland's major cities. Whether commuting or heading out for the day, Meadowfield offers the perfect balance of rural calm and everyday convenience.

With so much on your doorstep, Meadowfield offers a lifestyle that feels both relaxed and well connected, with everything you need within easy reach. Creating an 'away from it all' feeling without really being out of touch, it gives you the best of both worlds, a rural hideaway but still connected to the outside world. Life at Meadowfield, Powmill gives you more...

THE BEST OF BOTH WORLDS



We have proudly been creating homes in Scotland for over 40 years. Quality is at the forefront of our business from choosing the right location to the selection of the specification. From cutting edge apartments to luxury family homes, meticulous attention to every detail, is the hallmark of every new development we build and create.

We have a reputation for design excellence. This is because design is the core of our business. Working in partnership with acclaimed architects and consultants ensures that our developments are of exceptional quality. Creating an outstanding legacy for local communities and new homeowners alike. Our previous developments include...

- FAIRVIEW GARDENS - CRIEFF
- DALRYMPLE COLLECTION - GLASGOW WEST END
- KIRKLEE MANSIONS - GLASGOW WEST END
- KIRKLEE MODERN APARTMENTS - GLASGOW WEST END
- DOWANSIDE APARTMENTS - DOWANHILL COLLECTION
- THE RECTORY - DOWANHILL COLLECTION
- BOWMONT GARDENS - DOWANHILL COLLECTION
- DOWANSIDE HOUSE - DOWANHILL COLLECTION
- VICTORIA APARTMENTS - DOWANHILL COLLECTION
- SPACE APARTMENTS - GLASGOW GREEN
- THE LIBRARY - GLASGOW MERCHANT CITY
- VIRGINIA GALLERIES - GLASGOW MERCHANT CITY
- ST NICHOLAS CHAMBERS - NEWCASTLE
- KINNESS BROOK - ST ANDREWS
- 1 BELHAVEN TERRACE - GLASGOW WEST END
- LILYBANK TERRACE - GLASGOW WEST END

Image shown of L&S previous development Dalrymple Collection in Glasgow's West End

A SELECT DEVELOPMENT OF LUXURY TWO AND THREE BEDROOM BUNGALOWS

THE BLUEBELL
3 Bedroom
Detached Bungalow

THE THISTLE
3 Bedroom
Detached Bungalow

THE PRIMROSE
2 Bedroom
Detached Bungalow

This site plan is correct at time of publication but could be subject to change.

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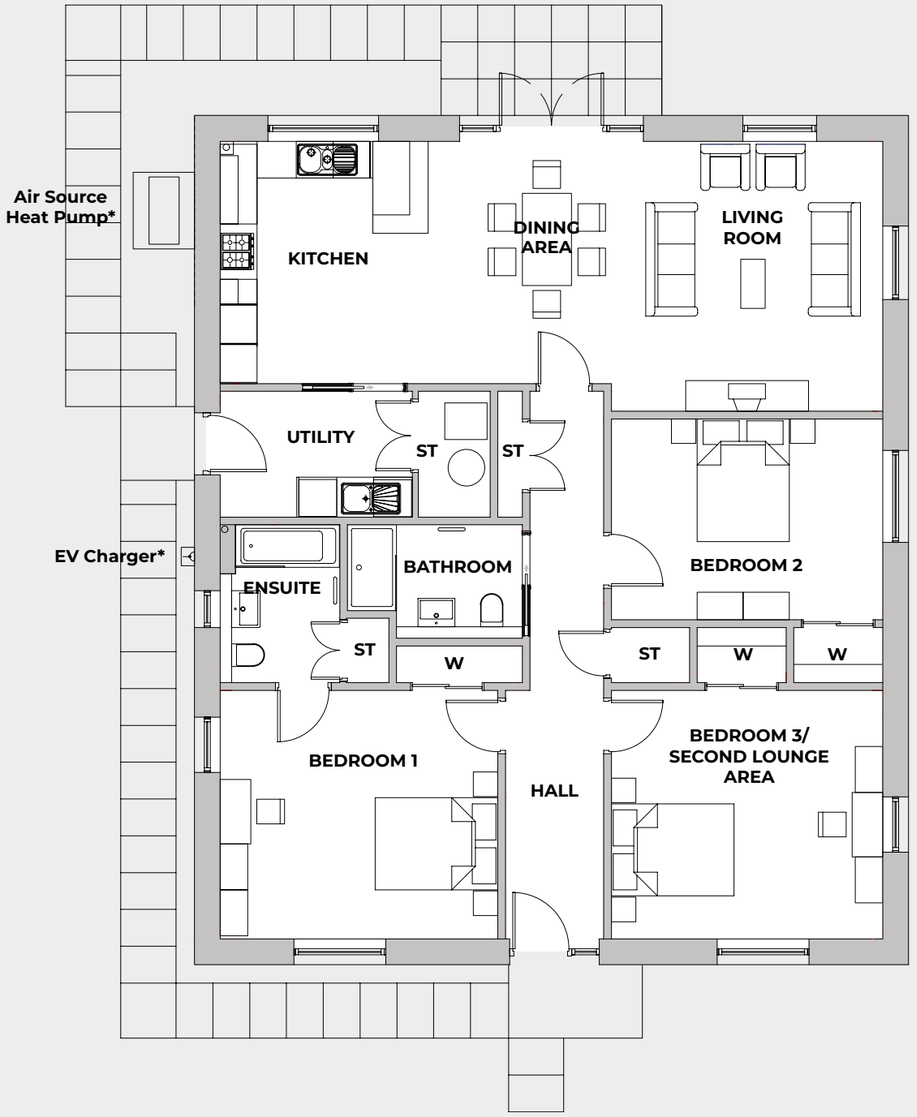
Computer generated image of The Bluebell house style, for illustration purposes only.

The Bluebell

3 BEDROOM DETACHED BUNGALOW

ROOM DIMENSIONS

Living/Dining/ Kitchen	10.80m x 4.40m	35'5" x 14'5"
Bathroom	2.85m x 1.85m	9'4" x 6'0"
Bedroom 1	4.52m x 4.05m	14'9" x 13'3"
Ensuite	2.75m x 2.57m	9'0" x 8'5"
Bedroom 2	4.42m x 3.27m	14'6" x 10'8"
Bedroom 3/ Second Lounge Area	4.42m x 4.05m	14'6" x 13'3"
Utility	3.13m x 2.05m	10'3" x 6'8"
Total Floor Area	140sqm ~ 1506sqft	



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**** Location TBC on a plot by plot basis***

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Some plots are handed (mirrored) layout variations. Please consult the sales team for more information.

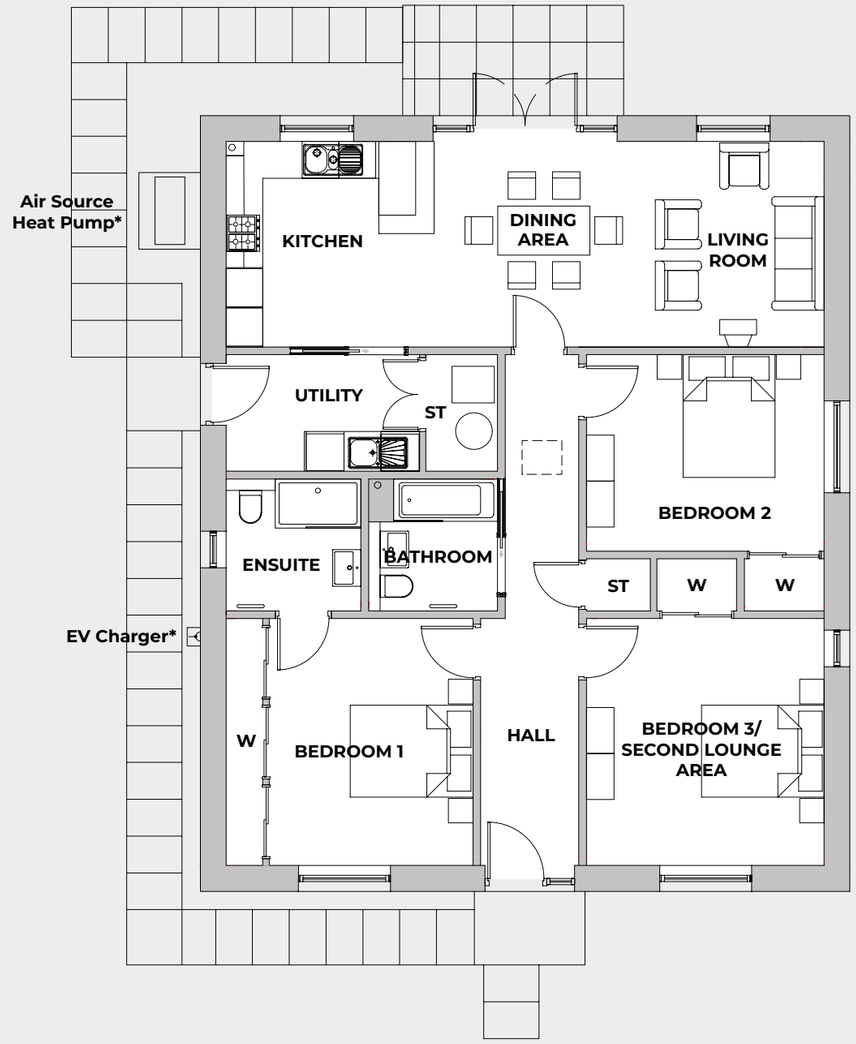
Computer generated image of The Thistle house style, for illustration purposes only.

The Thistle

3 BEDROOM DETACHED BUNGALOW

ROOM DIMENSIONS

Living/Dining/ Kitchen	9.75m x 3.35m	31'11" x 10'11"
Bathroom	2.10m x 2.15m	6'10" x 7'0"
Bedroom 1	4.02m x 4.02m	13'2" x 13'2"
Ensuite	2.20m x 2.15m	7'2" x 7'0"
Bedroom 2	3.87m x 3.20m	12'8" x 10'5"
Bedroom 3/ Second Lounge Area	3.87m x 4.02m	12'8" x 13'2"
Utility	3.15m x 1.90m	10'4" x 6'2"
Total Floor Area	115sqm ~ 1237sqft	



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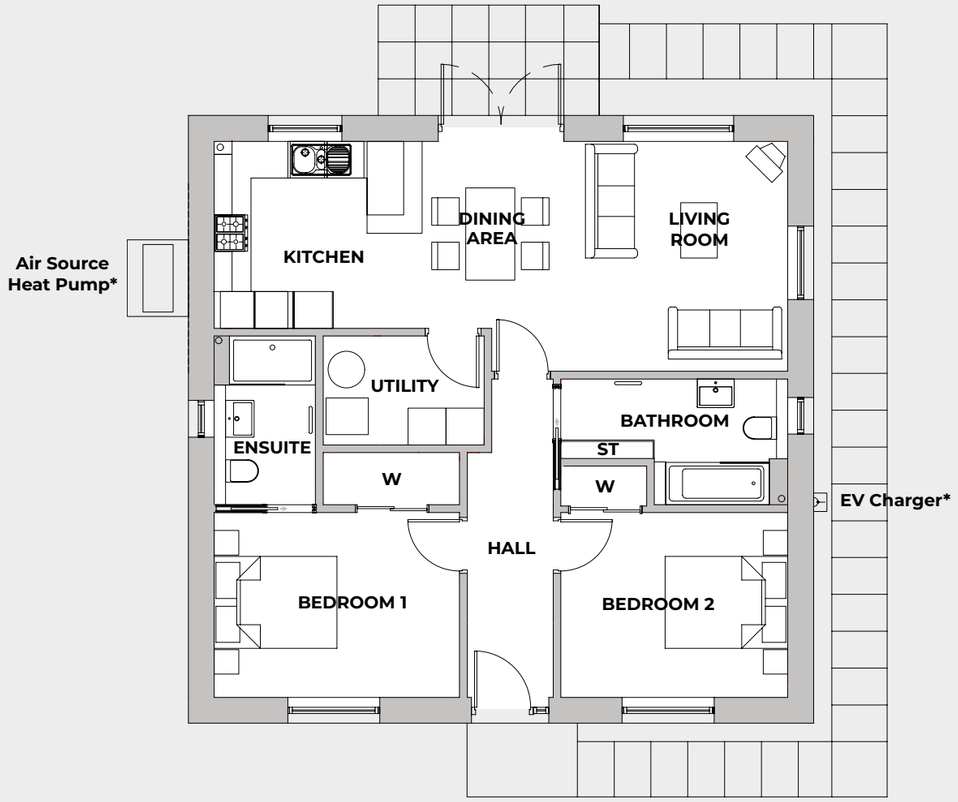
Computer generated image of The Primrose house style, for illustration purposes only.

The Primrose

2 BEDROOM DETACHED BUNGALOW

ROOM DIMENSIONS

Living/Dining/ Kitchen	9.35m x 3.74m	30'8" x 12'3"
Utility	2.62m x 1.77m	8'7" x 5'9"
Bathroom	3.70m x 2.05m	12'1" x 6'8"
Bedroom 1	4.00m x 3.01m	13'1" x 9'10"
Ensuite	1.65m x 2.74m	5'4" x 8'11"
Bedroom 2	3.70m x 3.01m	12'1" x 9'10"
Total Floor Area	84sqm ~ 904sqft	



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A NEW OUTLOOK
ON LIFE
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Be part of something special

Main Street, Powmill, Dollar FK14 7NW

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L&S HOMES

For further information & to register your interest contact:

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t: 0333 577 5540

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