

KNOWEBANK COTTAGE, YETTS OF MUCKHART, DOLLAR FK14 7JT

HARPER & STONE
ESTATE & LETTING AGENTS





KNOWEBANK COTTAGE YETTS OF MUCKHART

FK14 7JT

PROPERTY FEATURES

- Charming 2- bedroom detached bungalow
- Semi-rural location with views of surrounding countryside
- Large entryway porch
- Original cottage style interior doors
- Delightful sunroom with lots of natural light
- Beautiful, mature garden with pond
- Requiring modernisation throughout

Harper & Stone are pleased to bring to the market Knowebank Cottage in Yetts Of Muckhart. This 2-bedroom detached bungalow is positioned on a generous plot within a quiet, semi-rural location.

Entry to the property is into a generous porch area with plenty of shelving and large windows, bringing in natural light. The inner door leads to the kitchen, which provides a range of wall and base units and could use modernisation. There are two appliance spaces including the space for the oven and hob. A pantry style cupboard near the front door houses the boiler and currently the fridge freezer is located within this cupboard. This could be devised for additional appliance space or as a utility cupboard.

To the right of the kitchen is the dining room which leads into the lounge. There is space for a 4–6-seater dining table. The lounge faces the rear with a large window overlooking the garden.

In the living room there is an LPG fire. The rear hall connects the living space to the bedrooms and includes a large linen cupboard. Loft access is also from the hallway.

Bedroom one is a very generous room facing the front of the property. Adjacent to bedroom one is the shower room with WC, shower cubicle and sink with vanity storage. Bedroom two, which is also a large bedroom, provides a built-in wardrobe.

At the rear of the property is a sunroom, again overlooking the back garden with plenty of natural light. There are original cottage-style interior doors throughout.

Externally, the rear garden is substantial and is planted with mature trees and shrubs along the borders. There is a small pond attracting natural wildlife. There is also a greenhouse and a shed. To the front there is also garden space, another shed and parking for multiple cars in the driveway.



KNOWEBANK COTTAGE YETTS OF MUCKHART

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E
EER Band F
Water: Mains
Sewage: Septic tank
Heating: LPG

what3words: glider.easily.chair

Muckhart itself is a lovely quaint village with a local family friendly inn, café, primary school and the renowned Muckhart Golf Course, along with the Coronation Hall which offers weekly community activities. It is situated only 3 miles from Dollar which offers local shops, café, bistro, beauty salon, a doctors' surgery, dentist, opticians and a pharmacy. Primary schooling is available at Muckhart Primary School, whilst Alva Academy, Kinross and Dollar Academy are all within a good distance for secondary education. Muckhart is very well positioned for excellent access links to Perth, Kinross, Stirling and Dunfermline.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



