

6 THE STEADINGS NAEMOOR FARM, YETTS OF MUCKHART KY13 0QB

HARPER & STONE  
ESTATE & LETTING AGENTS





# 6 THE STEADINGS NAEMOOR FARM

YETTS OF MUCKHART, KY13 0QB

## PROPERTY FEATURES

- Stunning 4-bedroom steading conversion
- Beautiful open plan dining kitchen
- Large Lounge
- Separate family room
- Ground floor WC
- Utility room
- Master bedroom with dressing room and en-suite bathroom
- 3 further double bedrooms with fitted storage
- Further en-suite to bedroom 2
- Large driveway and garage

Harper & Stone are delighted to present to the market 6 The Steadings, a beautiful 4-bedroom steading conversion sitting alongside 6 other dwellings on Naemoor Farm within the village of Yetts Of Muckhart.

This charming home exudes a timeless appeal and offers a unique blend of classic elegance and distinctive personality.

The accommodation is portrayed as below:

Ground Floor: Entrance Vestibule, Lounge, Kitchen/Dining Room, Utility Room, Family Room, and Cloakroom.

First Floor: Landing, Principal Bedroom with Dressing Room and En-Suite Bathroom, Three further Bedrooms (one with En-Suite Shower Room) and Family Bathroom.

There is a sheltered porch at the front of the property from where the front door offers access to an inner porch, which in turn opens into the main hallway from where the lower living flows. To the left is the Formal Lounge entered through partially glazed double doors. Dual aspect windows allow the flow of the natural light, with a floor to ceiling transom window to the front presenting views of the front garden and beyond.

To the right the Kitchen/Dining room is a lovely social space ideal for entertaining. The Kitchen hosts a good selection of wall and base units in a white high gloss finish with matching work surfaces completing the look. Integrated appliances include a five ring induction hob, extractor fan, double oven, fridge freezer and dishwasher. The American fridge freezer is included in the sale. The Utility Room runs off the kitchen, providing a sink, storage and spaces for 2 freestanding appliances and access to the rear of the house. The Dining area is a lovely welcoming space, ideal for entertaining, offering a formal or casual option to suit. (The Dining Table may be available by separate negotiation). Off the Dining area is The Family Room, offering a more relaxed sitting space, again windows







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to the front and rear allow plenty of light to stream in. Completing the lower living is the Cloakroom with hand basin and WC.

Heading upstairs via the wooden staircase with centre runner is the upper landing offering access to the upper living. To the right is the Principal Bedroom with Dressing Room and Ensuite Bathroom. This is a calm, tranquil space with front facing low level window as well as a Velux window above. The Dressing Room provides 2 double wardrobes alongside space for a dressing table or further seating. The Ensuite Bathroom with underfloor heating presents fitted bath with handheld shower, walk in drench shower, floating vanity sink, heated towel rail and WC. At the far end of the landing is Bedroom 2, again front facing with a fitted double wardrobe and Ensuite Shower Room displaying shower, vanity sink and WC. Bedrooms 3 and 4 are both good sized double rooms with fitted wardrobes, with bedroom 4 currently utilised as a home office. Completing the upper living is the Family Bathroom offering bath with handheld shower, walk in drench shower, vanity sink and WC.

Externally there is an integral single car garage which is accessed via an electric roller door to the front where an EV Charger is installed. The property benefits from having private garden ground to the front with boundaries formed in stone walling and hedging. There are timber gates

providing access to the driveway leading to the garage. The front garden is laid to lawn with a newly installed decked area ideal for outdoor entertaining. This garden attracts the sunshine for most of the day, and with the beautiful views of the surrounding countryside makes a tranquil and calm oasis.

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 G  
EER Band D

Water: Mains  
Sewage: Septic Tank  
Heating: LPG

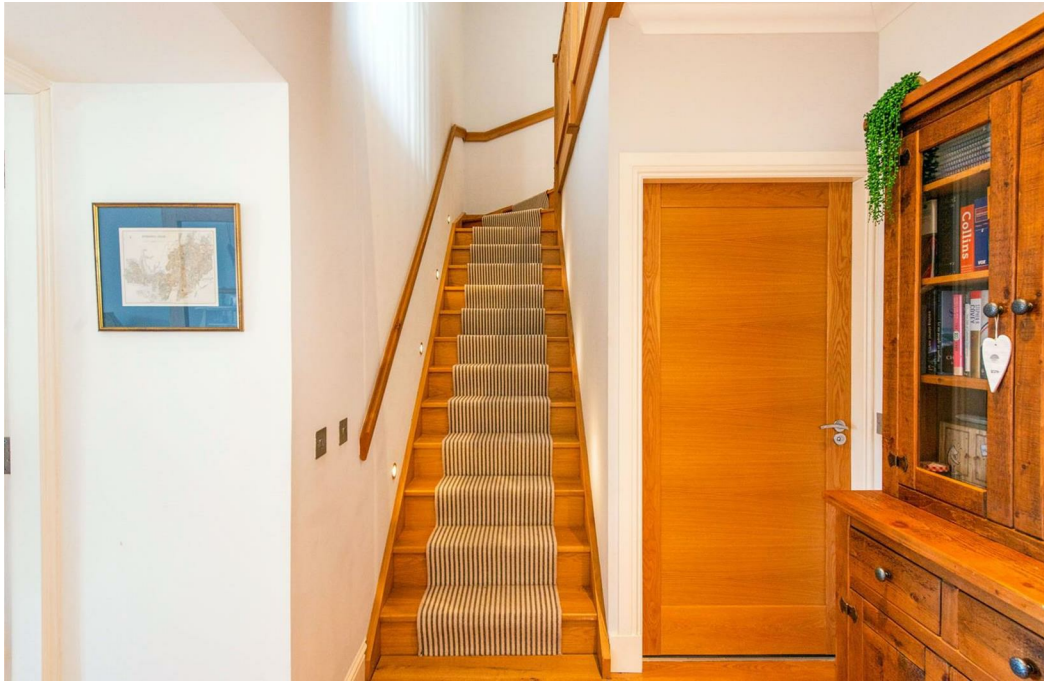
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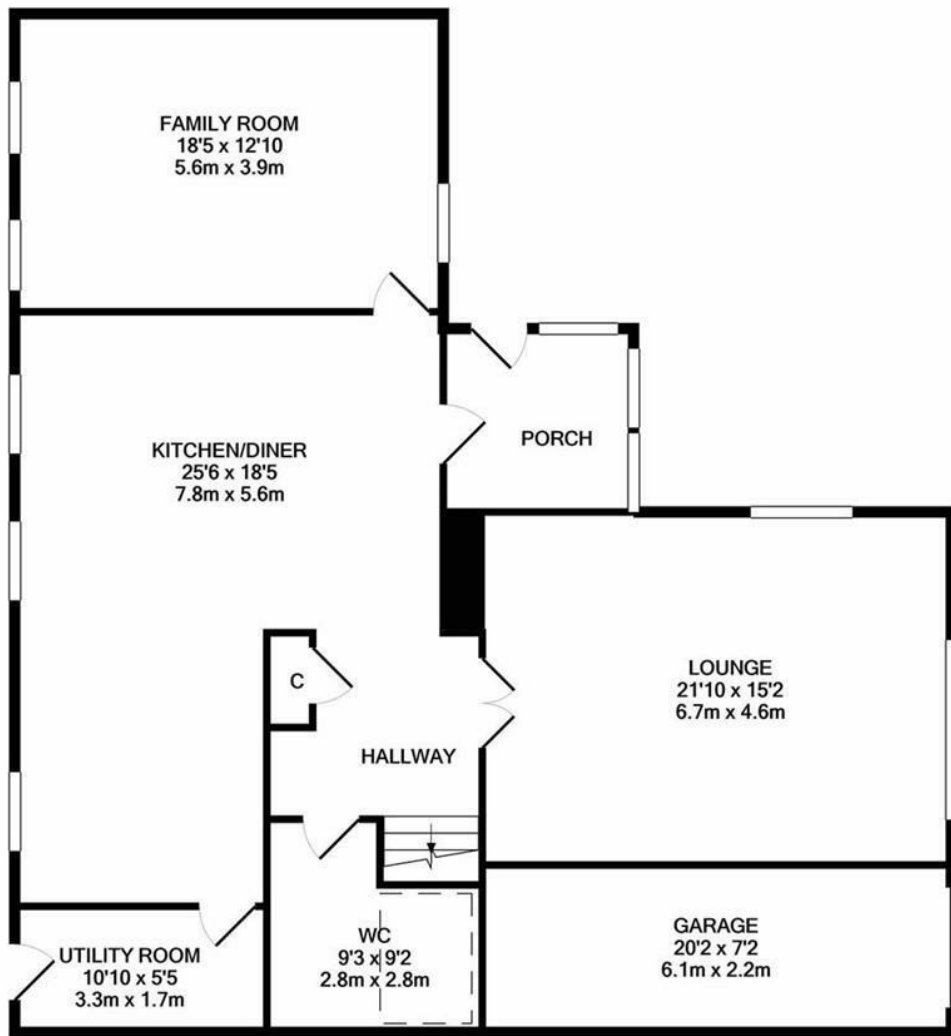
Muckhart itself is a lovely quaint village with a local family friendly inn, café,

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.

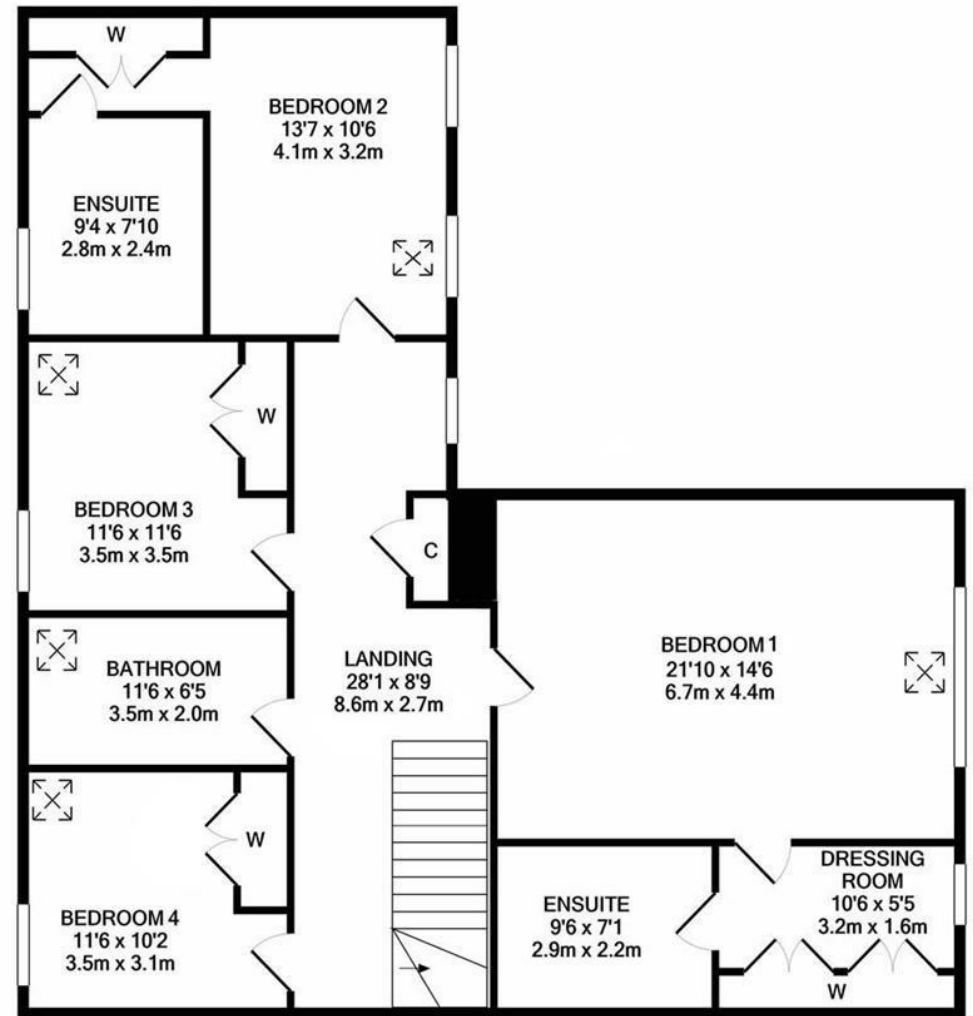
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.







GROUND FLOOR



1ST FLOOR