

1 MICHAEL BRUCE COURT, ALLOA FK10 3QB

HARPER & STONE  
ESTATE & LETTING AGENTS





# 1 MICHAEL BRUCE COURT

ALLOA, FK10 3QB

## PROPERTY FEATURES

- \*\*\*CLOSING DATE SET FOR FRIDAY, 24 MAY 2024 AT 12PM\*\*\*
- Large Open Plan Kitchen/Dining/Family Area
- Separate Dining Room
- Engineered Oak Flooring throughout ground floor
- Master Bedroom with En-suite
- Downstairs coat closet/boot storage
- Beautifully presented throughout
- Immaculate garden
- Ample storage
- Double Garage

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Harper & Stone are delighted to bring to the market 1 Michael Bruce Court in Forestmill. This stunning detached executive villa extends to approximately 208 sqm / 2239 sq feet, plus a double garage, and enjoys a quiet and peaceful setting within a highly desirable locale. Michael Bruce Court is an exclusive development of just 4 individually designed homes within a small private cul de sac and is well placed close to major road networks which allow ready access throughout central Scotland.

This charming property is extremely well presented throughout, complete with a beautiful garden, and is a lovely family home.

The accommodation comprises:

Ground Floor: Entrance vestibule, Dining Room, Cloakroom Cupboard and WC, Lounge, Kitchen/Dining Room, Utility Room and another WC.

First Floor: Landing, Master bedroom with En-suite, 4 further bedrooms, family bathroom and 3 storage cupboards.

Entrance into the property is through the vestibule where a second door leads to the main hallway and the reception rooms. Engineered Oak flooring continues through much of the ground floor, creating a living space which flows cohesively throughout. On the left, a formal dining room with windows on three sides and patio doors creates a bright and welcoming space to entertain the family all year round.

Off the main hall, you will find a useful walk-in cloakroom with mirrored doors providing plenty of space to hide coats and shoes. This leads to a ground floor WC. A generous cupboard space is provided under the stairs.

The charming lounge sits to the rear of the property, with dual aspect windows and patio doors offering access and lovely views out over the impressive rear garden. This room also boasts an open fire, creating a cosy place to relax in the colder months.

The large kitchen offers ample wall and base units in a wooden finish and this large room offers flexibility in how the space could be utilised. Integrated appliances include a Neff double electric oven and grill, 5-burner gas hob, large fridge, Beko dishwasher and off-white sink with hose tap. There is ample space for a breakfasting or family area within the kitchen.

Leading from the kitchen is a rear hallway with access to a second downstairs WC and the utility room. The utility room is furnished with







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modern white cabinets and includes an integrated freezer, two appliance spaces and a sink. This hallway also provides access to the double garage with electric garage door. There are power sockets within the garage and the boiler is situated here.

Heading upstairs, a window above the midway landing provides a bright and open welcome to the upstairs accommodation. The spacious upstairs landing provides 3 built-in cupboards, all providing practical storage in a family home.

The principal bedroom is generous in size, with a triple-door, mirrored fitted wardrobe allowing plenty of storage. A newly decorated en-suite shower room provides a large walk-in shower and a white WC, sink and built-in vanity unit. This room is fully tiled throughout and has a heated mirror and towel rail.

The second bedroom is a generous double with fitted wardrobes and dual-aspect windows. The third and fourth bedrooms are also doubles and include built-in wardrobes. The fifth bedroom is a single size and would also make an ideal office or craft room.

Finishing the upstairs accommodation is the large family bathroom. A white bathroom suite includes corner bath, WC, sink, built in vanity unit and shower cubicle.

Externally, the property boasts a large driveway with space for up to 4 cars. The beautiful garden sits at just under a ¼ of an acre and surrounds two sides of the house. At the side of the property, there is a mini orchard with two apple trees, two pear trees and a crab apple tree. Leading through the rear garden, a patio sits at the patio doors from the lounge, allowing plenty of space for a seating area. Raised beds provide plenty of space for planting and includes a well-stocked herb garden. There is a poly tunnel and two greenhouses,

perfect for the keen gardener who wants to grow their own produce. Gravel paths lead towards the back of the garden where a decking area provides another socializing space, ideal for hosting thanks to the bespoke brick pizza oven. Further along the path, the current owners have created a cold smokehouse. There is also a large summerhouse complete with small woodburning stove, so you can entertain in all weathers. At the other side of the property, you will find a small garden shed and bin storage tucked away out of sight.

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 C  
Water: Mains  
Sewage: Scottish Water managed septic tank  
Heating: LPG

Forestmill is set within the rolling countryside of Clackmannanshire straddling the Black Devon River and a few hundred yards from the A977 road which links Kincardine with Kinross. Forestmill lies a few miles from Dollar (3.5m) and Clackmannan (5.5m), with Alloa (6m) providing more extensive shopping, leisure and sporting facilities. Hundreds of acres of forestry commission owned woodland walks, trails and paths including Gartmorn Dam Country Park sit right at the doorstep of the house. There are also a variety of activities

available locally including equestrian centres and trails, golf at Kincardine, Muckhart, Alva and Gleneagles (15m), walking and mountain biking. Schooling for all ages is also to hand with primary schools at Clackmannan, Muckhart and Dollar and secondary schooling at Dunfermline High, Lornhill, Alva or Dollar Academy.

For the commuter there is good access to the motorway network via the new Clackmannanshire or Kincardine. The train system at Alloa or Polmont also connects to many areas of commerce within the central belt. For those needing to commute further afield both Glasgow and Edinburgh International Airports can easily be reached in well under 1 hour.

**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.

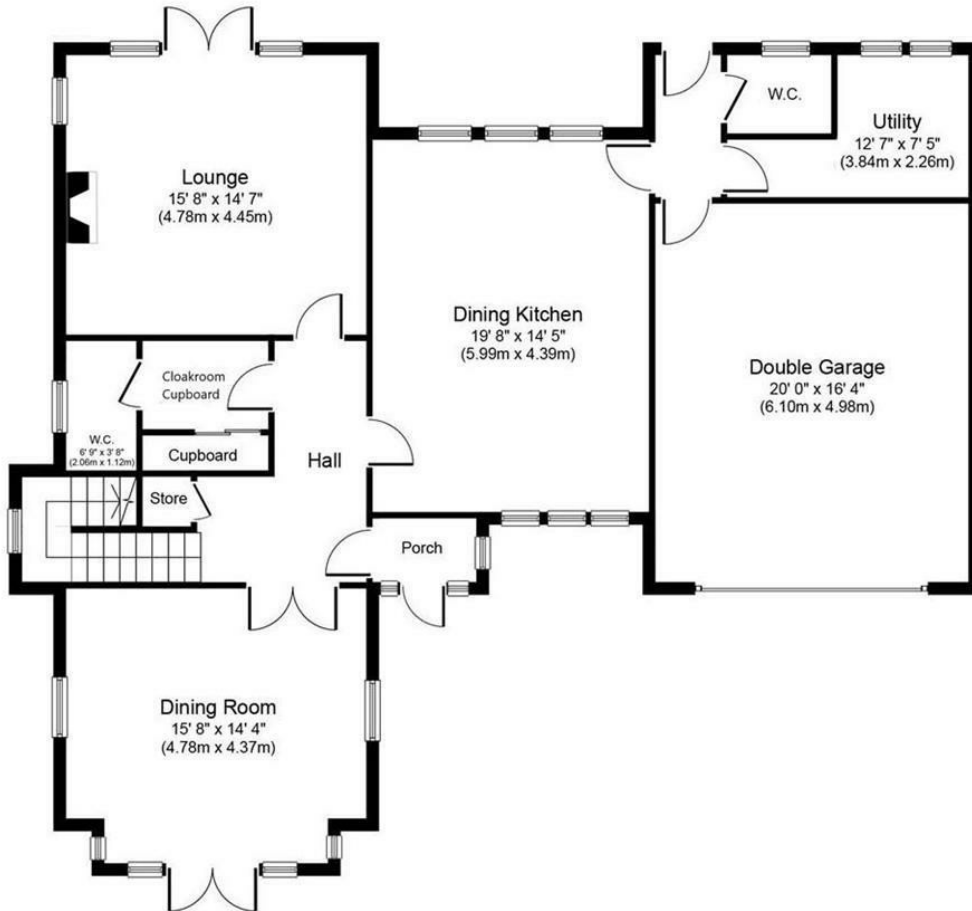








## Ground Floor



## First Floor

