

WESTER CORRIE, SCHOOL ROAD, MUCKHART, DOLLAR FK14 7JE

HARPER & STONE
ESTATE & LETTING AGENTS





WESTER CORRIE SCHOOL ROAD

DOLLAR, FK14 7JE

PROPERTY FEATURES

- 4-bedroom detached bungalow on a 1.65-acre plot
- 285sqm of flexible living space
- Stunning views of the surrounding countryside
- Open plan kitchen/dining/living area
- Sitting room with dual aspect views
- Formal dining room
- Principal bedroom with en suite bathroom
- 3 further generously sized bedrooms
- Family bathroom equipped with sauna
- Integral double garage & various outbuildings

Harper & Stone are delighted to welcome to the market Wester Corrie, a charming 4-bedroom detached bungalow with an enviable position at the end of a quiet cul-de-sac in Muckhart. This beautiful family home extends to 285sqm and is situated on a 1.65-acre plot with serene views of Seamab Hill and the surrounding countryside. Nestled in a tranquil setting, this property offers a perfect blend of countryside living with easy access to local amenities, schooling and transport links.

Entry to the property is into the welcoming entrance hall, from where the entire accommodation flows. To the right is the open plan kitchen/dining/living room, a fabulous space for modern family living and entertaining alike. The kitchen is fitted with a plethora of neutral wall and base units with complementary granite and granite effect worktops, in addition to pan drawers and a pull-out larder – there is never a shortage of storage space! A large 4-oven programmable AIMS AGA with two hotplates is the heart of the kitchen. Integrated appliances include a separate 4-ring induction hob, oven, microwave, dishwasher, and fridge with freezer compartment. A central island within the kitchen houses the sink and additional drawers and storage. To the front, a recessed window is fitted with a window seat with storage below. Velux windows above draw in the natural light.

A step down into the living space creates a natural division between the two designated areas while maintaining an openness and flow to the room. Striking views of Seamab Hill can be enjoyed from the two rear-facing windows, creating a serene atmosphere. A workspace is discreetly positioned to one side, with additional storage within built-in cupboards along the far wall. Opposite is a side door opening to a patio seating area.

Off the kitchen, a door opens to the boot room, utility room and larder. The utility room houses an additional sink, two appliance spaces, a pulley and cupboard space for linen and other storage. A door opens to the integral double garage from here. On the opposite side of the boot room is the larder, fitted with shelving as well as a marble shelf to keep food items cool. A back door from the boot room leads out to the garden.

Returning to the entry hall, the 'L' shaped sitting room enjoys dual aspect views to Seamab Hill, and French doors on the West side open to another patio. The focal point of the room is a dual fuel stove (wood/coal) within a sandstone chimney surround and marble hearth. Currently the far end of the 'L' shaped room is utilised as a library and office space. This area is extremely flexible and could be laid out as a play area to suit a family with young children or in a variety of other ways.

Adjacent to the sitting room is the dining room with windows facing the garden. This generous room can comfortably accommodate an 8/10 placed dining table.

Opposite the dining room is the cloakroom, providing a wash hand basin, heated towel rail and WC.

Heading down the hallway, the four bedrooms and family bathroom are thoughtfully located away from the living space.







WESTER CORRIE SCHOOL ROAD

The principal bedroom is an attractively large room, with wall-to-wall built in wardrobe space and a dual aspect. A walkthrough dressing area, with additional built-in wardrobes, leads to the en suite bathroom. The en suite comprises a 4-piece suite of bath, separate shower cubicle, vanity sink with storage below, heated towel rail and WC.

Bedrooms 2 and 3 are positioned at the front of the property, both with ample built-in wardrobes and dual aspect windows. Bedroom 4 is also a double bedroom although currently utilised as a study/craft room, providing a single built-in wardrobe.

A velux window draws in light through a light tunnel in the rear hall. It should be emphasised what a deceptively spacious and bright property Wester Corrie is!

Finally, the family bathroom is extremely large, providing a 4-piece suite of jacuzzi bath, large corner shower cubicle, vanity sink with storage, heated towel rail and WC. Additionally, the sauna is the perfect place to unwind after a long day.

Completing the internal accommodation is a storage cupboard in the hallway housing the hot water tank.

Externally, there are several outbuildings, which include a double garage, tool store, games room and adjoining storage, and additional shed-type storage.

The integral double garage is accessed from off the utility room and can accommodate two vehicles with ease and space to spare. A Hormann electric up and over door is operated by remote control. The condensing oil boiler is housed within the garage and is about 2 years old.

Behind the garage is a log store and adjacent is the tool store and oil tank. The tool store offers two rooms and has the potential to be converted to be used as an annexe or a convenient home-working space.

At the rear of the property, a gravel path leads to a block of storage rooms, one of which has been converted into a games room. This fantastic area is ideal for families since it is separate to the house and equipped with a variety of entertainment equipment. Included in the sale are the pool table, dart board, pull-up bar, step machine, bar, and sofa. The TV and sound bar are not included in the sale. A door to the side opens to another storage room.

The next adjoining room houses the ride on mower, which will be available by separate negotiation. The final adjoining room is set up as a workshop with a home office space behind. The views from here are stunning!

The 1.65-acres of garden is mostly laid to lawn, with roughly one third as a woodland area, and trees and shrubs bordering the perimeter and various planting areas. A Polycrub houses raised beds for the keen gardener, planted with fruits and vegetables, along with additional raised beds to the side.

The sale will include all fitted floor coverings, light fittings, window coverings, integrated appliances, items within the games room mentioned above, Polycrub and garden shed. Any other items are to be by separate negotiation with the seller. There is no ongoing chain.

Viewings are strictly by appointment only via Harper & Stone.
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Council Tax Band G
EER Band D
Water: Mains
Sewage: Mains
Heating: Oil

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, a pharmacy and excellent schooling at Dollar Academy. Primary schooling is also available at Muckhart Primary School, whilst Alva Academy and Kinross High School are all within a good distance for secondary education. Muckhart is very well positioned for excellent access links to Edinburgh, Glasgow, Perth, Kinross, Stirling and Dunfermline. The village is also only 15 minutes' drive from Gleneagles Train Station and 40 minutes' drive from Edinburgh International Airport.

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.









