

3 CAIRNS PLACE, MUCKHART FK14 7LH

HARPER & STONE
ESTATE & LETTING AGENTS





3 CAIRNS PLACE

MUCKHART, FK14 7LH

PROPERTY FEATURES

- ***CLOSING DATE WEDNESDAY 22nd JANUARY 2025 AT 12.00 MIDDAY***
- Desirable cul de sac location
- Flexible living accommodation over approximately 129 square meters
- Large conservatory to the back of the property
- Generous ground floor shower room
- Bedroom on the ground floor
- Private sunny rear garden with stunning views of the Ochil Hills
- Double garage and off-road parking
- Early viewing recommended

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Harper & Stone are delighted to present to the open market 3 Cairns Place, a well-appointed 3/4-bedroom detached home set in a highly desirable cul de sac within the village of Muckhart. Cairns Place is set within a popular residential area which is made up of various property styles and is well appointed for village amenities.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge/Dining Room, Kitchen, Bedroom/Snug, Conservatory and Shower Room.

First Floor: Hall, Three Bedrooms and a Bathroom.

Entering the property via the front door is the generous L shaped hallway from where the lower living flows. To the left is the Lounge/Dining Room, a lovely, homely space with 2 picture windows to the front allowing the natural light to flood into the room. The kitchen can be accessed from the main hallway and is very well presented with a generous range of base units and wall shelving with complementing worktops. The Formica splashback in a lovely dusky pink shade add a contemporary feel to the room. Integrated appliances include a halogen hob, double oven, extractor fan and a sink and drainer. There is a Stoves ceramic hob and integrated Bosch electric double oven, an extractor hood, and there is also an appliance space with plumbing for a free-standing appliance such as washing machine or dishwasher. The back door opens to the Conservatory and another door to the side leads to Bedroom 2 which is currently used as a Snug, a good-sized space offering multi-functional use. Patio doors open to the expansive Conservatory which runs the length of the property. There is access to the garage and French doors open to the back garden, the view is breath-taking! Completing the lower living is the Shower Room comprising large walk-in shower, vanity sink, heated towel rail and WC. Returning to the hallway there are 3 useful storage cupboards and stairs leading up to the first floor.

The Principal Bedroom is front facing with quadruple fitted mirrored wardrobes and a recessed alcove. Bedrooms 3 and 4 are both rear facing with bedroom 3 presenting eave storage and bedroom 4 offering a fitted wardrobe. Completing the upper living is the Family Bathroom with bath, over bath handheld shower, vanity sink, bidet and WC.

Externally there are garden grounds to the front and rear. The pretty front garden is laid to lawn and hosts a variety of mature trees and shrubs, with a small burn running through the very front of the garden. The rear garden is a gardener's paradise with panoramic views of the Ochil Hills and beyond. There is a vegetable garden, raised beds, wildflower meadow, poly tunnel, greenhouse and a shed. A well-established



3 CAIRNS PLACE

beech hedge defines the boundary and there is direct access to the Ochil Hills at the far end of the garden.

At the front of the house is the double garage at the end of a large monobloc driveway which has parking for several vehicles. The garage has 2 up and over doors, electricity, lighting and also houses the Biomass boiler system supplying hot water and heating to the house.
To the right of the front door is an electric charge point along with the battery which is charged by the 16 solar panels. There is further information available on the Solar panels, please contact Harper & Stone for additional details.

The sale will include all fitted floor coverings, window coverings, and integrated appliances.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F
EER Band C

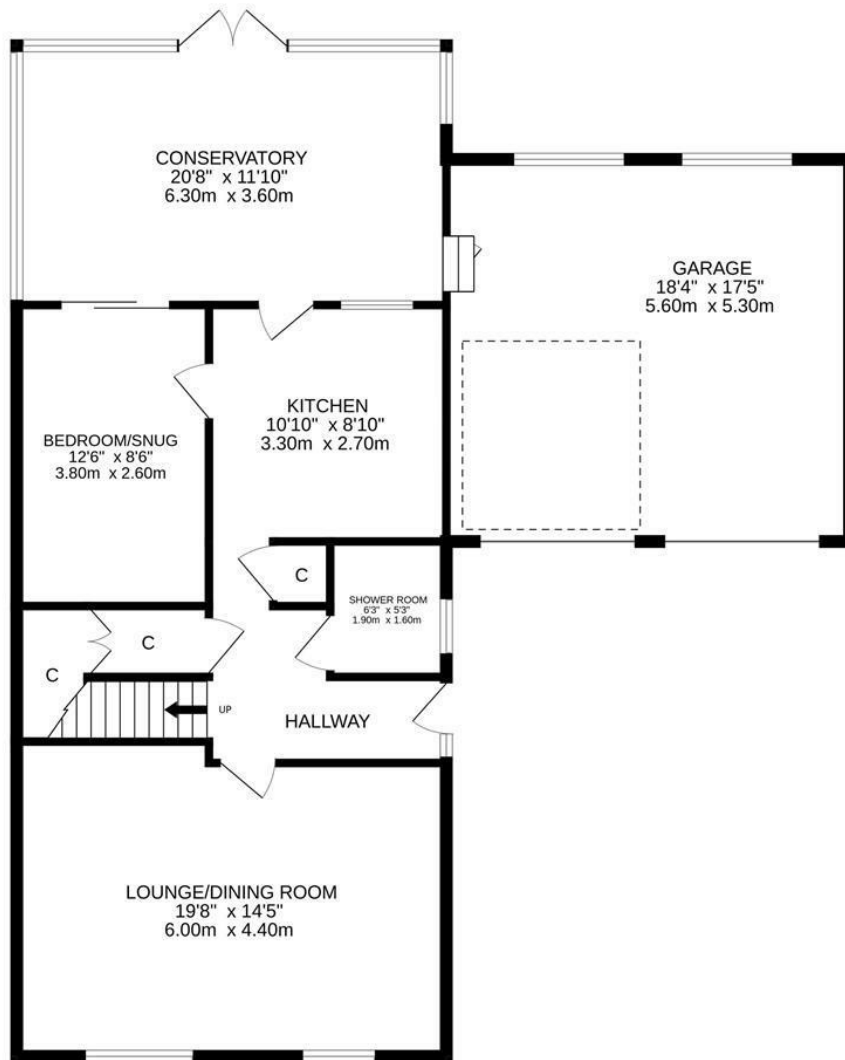
Water: Mains
Sewage: Mains
Heating: Biomass
What3words Navigation [///cushy.bedrooms.talkers](#)

Muckhart itself is a lovely quaint village with a local pub, café, post office, primary school and the renowned Muckhart Golf Course. It is situated only 3 miles from Dollar which offers local shops, café, bistro, beauty salon, a doctors’ surgery, dentist, opticians and a pharmacy. Alva Academy, Kinross and Dollar Academy are all within a good distance for secondary education. Muckhart is very well positioned for excellent access to 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

