

MEADOW COTTAGE EASTER MUIRHEAD, DOLLAR FK14 7ND

HARPER & STONE
ESTATE & LETTING AGENTS





MEADOW COTTAGE EASTER MUIRHEAD

DOLLAR, FK14 7ND

PROPERTY FEATURES

- Stunning 4 Bedroom detached family home Circa 2024
- Approximately 173 square meters of flexible living over ground level
- Immaculately presented throughout
- Modern concept of open plan living/dining/kitchen
- Principal suite with dressing room and ensuite facility
- 3 further double bedrooms and a Family Bathroom
- Large Plot with planning permission to build a double garage
- Stunning views over the surrounding countryside
- Beautiful wrap around garden grounds with extensive decked entertaining area
- Early viewing highly advised

Offered to the discerning viewer is Meadow Cottage is an outstanding contemporary Family home which Harper & Stone are thrilled to present to the open market. This stunning nearly new detached bungalow sits in the charming village of Blairingone. This impressive property, built in 2024, offers a generous living space of approximately 173 square meters, making it an ideal home for families or those seeking a peaceful retreat. Meadow Cottage is designed with modern day living in mind, featuring high-quality finishes and a layout that maximises natural light throughout the home. The open-plan design creates a seamless flow between the living areas, enhancing the sense of space and comfort.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Open Plan Kitchen/Diner/Family Room, Master Bedroom with Dressing Room and Ensuite Shower Room, Three further Bedrooms, Bathroom, Utility Room and Cloakroom.

Entry to the property takes you into the streamlined hallway from where the accommodation seamlessly runs. Straight ahead is the spectacular Kitchen/Living/Dining Space which truly has the Wow factor. The vaulted ceiling over the living space adds to the grandiose feeling that the vendors have created. The contemporary Kitchen/Dining area is slick, practical and homely. An excellent selection of wall, base units and ample pan drawers are complemented by matching Granite worktops. Integrated appliances include an induction hob, 2 Lamona ovens, dishwasher and fridge, freezer. The Dining area works well for day to day use as well as a more formal option, with the centre island providing a more informal dining preference. Overall, the open plan living concept works perfectly for couples and families alike. The lounge space is light bright and airy facilitated by the French doors with transom windows above. The functional Utility Room sits beside the main living room, and offers further storage, 2 appliance spaces along with access to the side of the property and to the Cloakroom.

The Principal bedroom is located at the far end of the hallway and provides a dressing area with generous storage,







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which in turn leads to the ensuite Shower Room. The ensuite is a lovely tranquil space providing walk in drench shower, floating vanity sink with storage and WC. From the bedroom triple Bi Fold doors open to a substantial decked area within the back garden, a lovely addition for the summer months. There are 3 further double bedrooms, 2 of which have fitted mirrored wardrobes. Completing the accommodation is the Family Bathroom, a wonderfully serene space perfect for unwinding at the end of the day. The suit consists of a free standing double ended bath, vanity sink unit, heated towel rail and WC.

There is Marble flooring throughout the property with the exception of the bedrooms and hallway creating a harmonious flow right the way through the house. No detail has been forgotten and every fixture and fitting throughout is of the highest quality, while neutral décor and immaculate care shown by the Vendors means no work is required.

Externally there are private garden grounds to the front side and rear, bounded by wooden fencing. The back garden is predominately laid to lawn with a large, raised decked area running along the back of the house ideal for outdoor entertaining. The vistas surrounding the house are truly soporific making the outdoor space a perfect retreat for plenty of R&R! A jacuzzi sits beside the decked area and is included in the sale.

Ample parking is provided at the front and side of the property, and there is planning permission to build a double garage. A small outbuilding sits at the back of the house currently utilised as a kennel.

This delightful bungalow is perfect for those looking for a modern home in a picturesque setting. Meadow Cottage is not just a property; it is a place where memories can be made. Do not miss the opportunity to make this beautiful bungalow your new home.

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 F
EER Band B
Water: Mains
Sewage: Septic Tank – Sole Use of Meadow Cottage
Heating: Air Source

Blairingone is a small village in Perth and Kinross located near Dollar. Ideal for

commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Primary schooling is available nearby at Fossoway Primary, and secondary schooling is available at Kinross High School or Dollar Academy. The town of Dollar (about 2 miles away) has a host of amenities including a general store, post office, delicatessen, butchers, beauty salon and hairdressers, cafes, opticians, a restaurant and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell.

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.





