

5 MEADOWSIDE CRESCENT, POOL OF MUCKHART FK14 7FD

HARPER & STONE
ESTATE & LETTING AGENTS





5 MEADOWSIDE CRESCENT

POOL OF MUCKHART, FK14 7FD

PROPERTY FEATURES

- Spacious 5-bedroom family home in the heart of Pool of Muckhart
- Built in 2023, this property offers comfort and efficiency
- Bright southeast facing lounge with dual aspect windows
- Open plan kitchen/dining room
- Separate utility room
- Principal bedroom and bedroom 2 with ensuite and walk in wardrobes
- Private garden overlooking woodland
- Integrated single garage
- Easy access to local amenities and nature walks

Harper & Stone are delighted to bring to the open market 5 Meadowside Crescent. Nestled in the charming village of Pool of Muckhart, this spacious property is a splendid family home that offers both space and comfort. This impressive house boasts five well-proportioned bedrooms, making it ideal for larger families or those who enjoy having guests. Built to a high specification, this environmentally friendly property is exceptionally well insulated and utilizes an air source heat pump for heating and hot water requirements. The property is surrounded by some lovely local walking routes and benefits from being easy walking distance from the local pub, café and community centre.

As you enter the property, you are greeted by a large and welcoming entrance hall, characterised by its striking double-height ceiling that creates an airy and inviting atmosphere. The ground floor is laid with stylish Karndean flooring, ensuring durability and ease of maintenance. Access to the garage is provided as you enter the property.

The large lounge at the front of the property enjoys dual aspect windows, creating a lovely, bright space to relax and entertain. Electric blinds on the ground floor provide extra convenience.

At the rear of the property is the large open plan kitchen dining room with room to seat 8-10 people if you love to entertain. French doors lead from here to the garden, seamlessly blending indoor and outdoor living. The kitchen itself features ample upper and lower cabinets in a 'grey linen' finish with pearl granite effect countertops. Integrated appliances include fridge/freezer, oven, microwave, dishwasher and 5- zone induction hob. Off the kitchen is the utility room, featuring two appliance spaces, sink and additional storage. From here there is further access outside through a side door.

On the ground floor, you will also find bedroom 5 which is ideally situated for use as a home office or hobby room if required. Additional storage is provided under the stairs. Completing the downstairs accommodation is a cloakroom presenting vanity sink, heated towel rail and WC.





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Upstairs to the rear of the property are bedrooms 3 and 4, both king sized rooms with built-in double wardrobes with sliding mirrored doors. Both these bedrooms enjoy views to woodland at the rear of the garden. The family bathroom provides a bath, over bath shower, sink with vanity unit and WC.

Bedrooms 1 and 2, both facing to the front of the property feature en-suite bathrooms and walk-in wardrobes, providing a touch of luxury and convenience. Electric blinds on the upper floor provide extra convenience. All bedrooms are equipped with TV points.

Externally, the peaceful garden looks out to woodland at the rear of the property and is laid mostly to lawn, creating a blank canvas for someone to create the garden of their dreams. A large shed provides ample storage for all your needs and to the rear there is an outside tap. The property provides a monobloc driveway with parking for up to three cars, along with a single car garage with up an over door. There is the added benefit of cabling already in situ in the garage for an electric car charge point to be installed.

This delightful residence combines practicality with elegance, making it a perfect choice for anyone seeking a comfortable and stylish home in a picturesque setting. With its generous living spaces and thoughtful features,

5 Meadowside Crescent is a property not to be missed.

The sale will include all fitted floor coverings, light fittings, blinds, 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.

<https://w3w.co/extremely.older.admiringly>

Council Tax Band G
EER Band B
Water: Mains
Sewage: Mains
Heating: Air Source Heat Pump

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.







