

5 MEADOWSIDE CRESCENT, POOL OF MUCKHART FK14 7FD

HARPER & STONE
ESTATE & LETTING AGENTS





5 MEADOWSIDE CRESCENT

POOL OF MUCKHART, FK14 7FD

PROPERTY FEATURES

- Impressive 5-bedroom family home, ideally positioned in the heart of Pool of Muckhart
- Constructed in 2023, blending modern comfort with energy efficiency
- Approximately 166 square meters of well planned, versatile living space tailored to modern needs
- Contemporary open plan kitchen and dining area, combining functionality with sophistication
- Charming lounge with dual-aspect windows, enjoying a southeast orientation and abundant natural light
- Principal suite and second bedroom both featuring luxurious ensuite shower rooms and walk-in wardrobes
- Secluded rear garden with peaceful woodland views, creating a haven of tranquillity
- Integral single garage providing secure parking and additional storage
- Excellent location with easy access to local amenities, scenic walks, and countryside surroundings
- Prompt viewing strongly recommended

Harper & Stone are delighted to present 5 Meadowside Crescent to the open market. Nestled within the picturesque village of Pool of Muckhart, this superb family home offers a wonderful blend of space, comfort, and modern living. With five generously proportioned bedrooms, the property is perfectly suited to larger families or those who love to host and entertain. Residents will also enjoy the convenience of local amenities within easy walking distance, including a welcoming pub, café, and community centre, as well as an abundance of scenic walking routes right on the doorstep.

The Accommodation is Offered as Below:

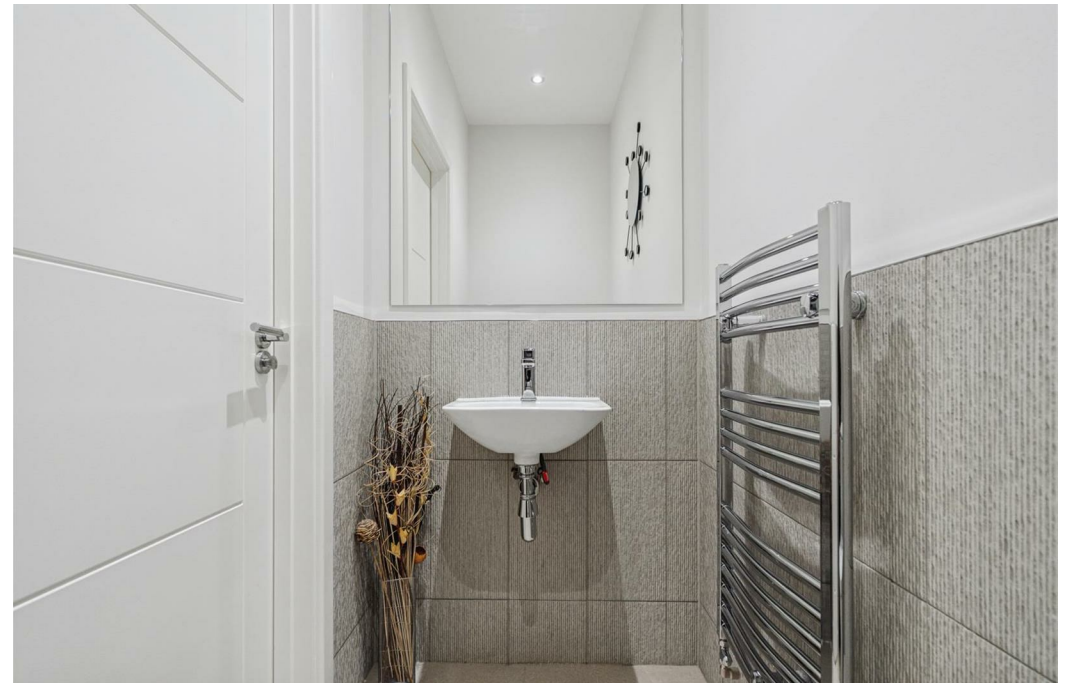
Ground Floor: Hallway, Living Room, Study/Bedroom, Dining Kitchen, Utility Room and WC.

First Floor: Landing, Principal Bedroom with Dressing Area and Ensuite Shower Room, Second Bedroom with Walk in Wardrobe and Ensuite Shower Room, two further Bedrooms and a Family Bathroom.

On entering the property, you are welcomed into a bright and spacious reception hall, enhanced by a striking double-height ceiling which creates an immediate sense of light and openness. The stylish Karndean flooring throughout the ground floor adds both practicality and elegance, while direct access to the integral garage is also provided. The large front facing lounge is flooded with natural light from dual aspect windows, offering a bright and versatile space for relaxation and entertaining. For added convenience, electric blinds are fitted on the ground floor.

To the rear of the property the stunning open plan kitchen and dining room is the true heart of the home, with ample space to seat 8–10 guests, ideal for family gatherings and entertaining. French doors lead directly into the garden, seamlessly connecting indoor and outdoor living. The kitchen features a modern 'grey linen' finish suite of wall and base units with pearl granite effect worktops, complemented by a full suite of integrated appliances including a fridge/freezer, oven, microwave, dishwasher, and a 5 zone induction hob. A separate utility room







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provides further storage, two appliance spaces, and a sink, with access to the garden via a convenient side door. Also located on the ground floor is a versatile fifth bedroom, offering the flexibility to serve as a comfortable guest room, dedicated home office, or hobby space to suit individual needs. Practical storage can be found beneath the staircase, while the well appointed cloakroom features a contemporary vanity sink, heated towel rail, and WC.

Heading upstairs the principal bedroom and bedroom two both enjoy the luxury of private ensuite shower rooms and generous walk-in wardrobes, creating elegant retreats within the home. All bedrooms are fitted with television points, and the upper floor benefits from electric blinds for additional comfort. Bedrooms three and four are generously sized doubles, each featuring mirrored sliding wardrobes and enjoying peaceful woodland views to the rear. Completing the first floor, the family bathroom is beautifully appointed with a bath, over-bath shower, vanity sink, heated towel rail and WC.

Externally the private rear garden enjoys a tranquil woodland outlook and is laid predominantly to lawn, offering a fantastic blank canvas for the new owners to design and personalise. A large garden shed provides generous storage, while an outside tap is positioned to the rear. To the front, the

monoblock driveway provides parking for up to three vehicles in addition to the integral single garage with up and over door. The garage is already cabled for an electric car charging point, ready for future installation.

5 Meadowside Crescent is a delightful home which effortlessly combines practicality with elegance. With its generous proportions, modern finishes, and idyllic location, it is an excellent opportunity for those seeking a stylish family residence in the heart of Pool of Muckhart.

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.

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Council Tax Band G
EER Band B

Water: Mains
Sewage: Mains

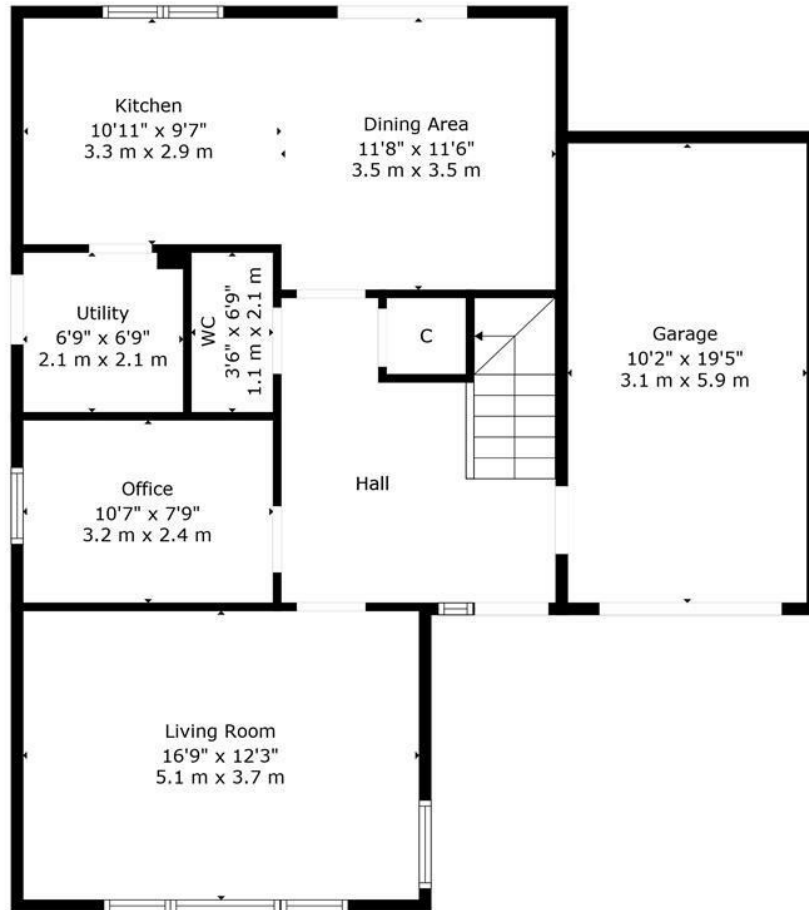
Heating: Air Source Heat Pump

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.

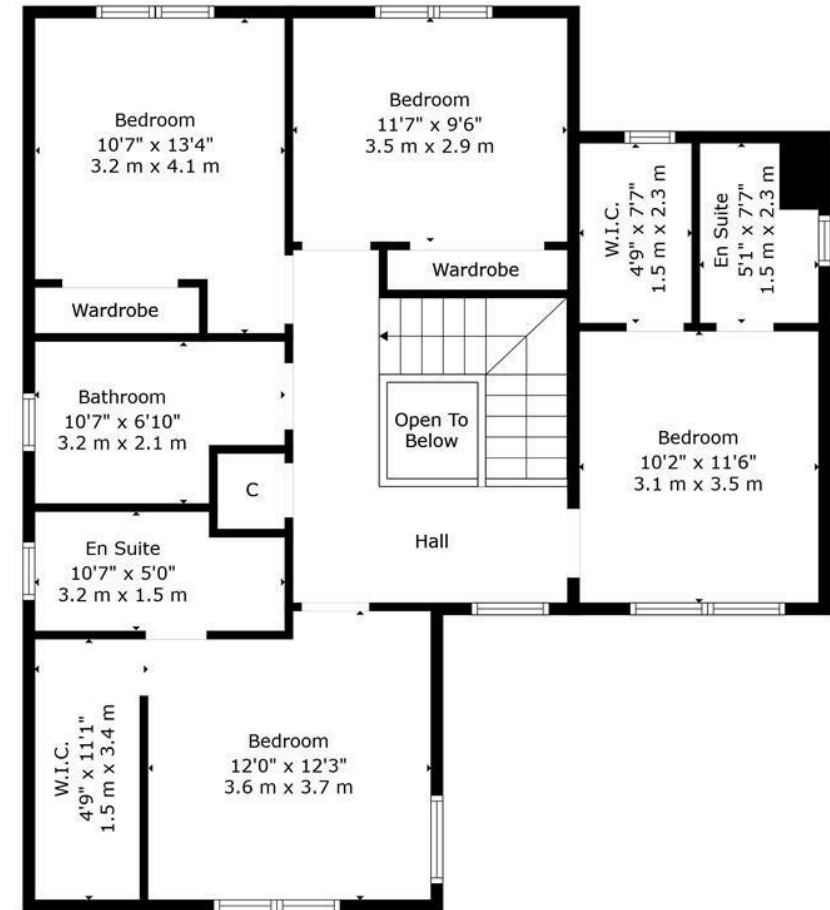
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.







Floor 1



Floor 2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed.