

AIRIS DOLLAR FK14 7JL

HARPER & STONE
ESTATE & LETTING AGENTS





AIRIS

DOLLAR, FK14 7JL

PROPERTY FEATURES

- Charming 4-bedroom bungalow circa 1970, set in peaceful surroundings
- Ideal rural location, perfect for countryside walks
- Walking distance to Muckhart Primary School
- Approximately 212 square meters of flexible living space
- Impressive lounge opening to a sunroom in which to observe local wildlife
- Generous open plan kitchen/dining room
- Stunning principal suite with dressing room, ensuite shower room and access to the garden
- Hardwood floors throughout
- Single attached garage plus parking for multiple vehicles
- Early viewing strongly recommended

Harper & Stone are delighted to bring to the market Airis, an absolute gem of a property offering tranquil surroundings while still being close to local amenities. Set within the village of Muckhart, this stunning bungalow has been extended to provide an impressive principal suite and spectacular reception space that accentuates the property's position surrounded by nature. The property enjoys exceptional privacy whilst remaining within short walking distance to Muckhart Primary School and the popular Muckhart Golf Club.

The property is presented as follows:

Ground Floor: Entrance Hall/Utility Room, Kitchen/Diner, Large Lounge and Sunroom, Internal Hall, Rear Entrance Hall, Three Bedrooms, Bathroom, Toilet, Master Bedroom with Ensuite Shower Room and Walk- In Wardrobe.

On entering the property, you are welcomed by a generous boot room, thoughtfully designed to double as a utility space. Fitted with practical storage cupboards for coats and jackets, it also provides two appliance spaces keeping laundry separate from the kitchen.

At the heart of the home lies the spacious open-plan kitchen and dining area, where a large Velux window fills the room with natural light, creating a bright and welcoming atmosphere. The kitchen is well appointed with a range of wall and base units in a warm wood effect finish, paired with complementary worktops. Integrated appliances include a gas hob with extractor fan and a single electric oven, while designated spaces are provided for a dishwasher and a large fridge/freezer.

The lounge is a bright and inviting space, enhanced by hardwood flooring and tasteful neutral décor. A modern gas fireplace, now disconnected, presents the perfect opportunity to install a cosy wood-burning stove, adding both charm and character. From here, steps lead down into the stunning sunroom, where expansive views stretch across the entire rear garden, creating a wonderful spot to relax and unwind. This versatile room could also easily serve as a dining area, offering the perfect setting for hosting family meals or entertaining guests.







AIRIS

The luxurious principal suite is beautifully positioned in the southeast corner of the property, enjoying direct access to the garden through patio doors. From the comfort of your bed, you can delight in views of the surrounding nature and spot local wildlife, including red squirrels, rabbits, and woodpeckers. This exceptionally spacious room easily accommodates a super-king bed along with free standing furniture, while a stylish walk-in wardrobe provides excellent storage. The en-suite bathroom provides both practicality and comfort, with a generous amount of fitted storage, a spacious walk-in shower, and a heated towel rail. Bedrooms two and three are generously sized, each comfortably accommodating a king-size bed and benefitting from double fitted wardrobes for excellent storage. Bedroom four is a well-proportioned single room with a fitted wardrobe, which could also serve perfectly as a home office or study if desired.

The family bathroom is well appointed with a stylish free standing roll top bath and separate shower, complemented by a tiled floor. Additional features include a sink with vanity unit, heated towel rail, and shaver socket, while a linen storage cupboard provides practical convenience. Also available is a guest cloakroom for convenience.

Completing the accommodation is a rear porch accessed from an additional external door, which once served as the property's main entrance. Currently used as a convenient home office by the present owner, this versatile space could easily be reinstated as a welcoming front entrance with porch.



Externally, this delightful home enjoys a private and secluded setting, surrounded by mature trees and shrubs that create a peaceful retreat. The wraparound garden offers a tranquil haven, often visited by local wildlife, and includes a south-facing wooden deck, perfect for outdoor dining and relaxation. A neatly kept lawn provides additional outdoor space, while practical features include ample parking for several vehicles and a garage with power supply and up and over door.

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.

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Council Tax Band G
EER Band E
Water: Mains
Sewage: Private septic tank
Heating: LPG gas

Muckhart itself is a lovely quaint village with a local pub, café, post office, primary

school and the renowned Muckhart Golf Course. Many stunning walks of the nearby countryside can be accessed from here. 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.





