

29 MEADOWSIDE CRESCENT, MUCKHART FK14 7FD

HARPER & STONE
ESTATE & LETTING AGENTS





29 MEADOWSIDE CRESCENT

MUCKHART, FK14 7FD

PROPERTY FEATURES

- Exceptional 4 bedroom detached home, situated within the sought after Pool of Muckhart estate
- Completed in 2024, offering an ideal blend of contemporary design and energy efficient living
- Generous accommodation extending to approximately 188 square metres, thoughtfully designed for modern family life
- Stylish open plan kitchen and dining area, combining practicality with elegant finishes
- Principal bedroom and second bedroom both benefiting from luxurious ensuite shower rooms and walk-in wardrobes
- Private rear garden backing onto woodland, providing a peaceful and secluded outdoor space
- Integral single garage offering secure parking and valuable additional storage along with an electric charging point

Harper & Stone are delighted to bring to the market this beautifully appointed new build property, constructed by Springfield Properties, who have been delivering quality homes since the early 1990s. Completed in 2024, this stunning family home offers a generous 188 square meters (approximately) of contemporary living, finished to an exceptionally high standard throughout.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Kitchen/Diner, Lounge, Dining Room/Bedroom, Utility Room and Toilet.

First Floor: Landing, Master Bedroom with Ensuite Bathroom and Dressing Room, Guest Bedroom with Ensuite Shower Room and Dressing Room, Two further Bedrooms and a Family Bathroom.

Upon entering the property, a welcoming hallway sets the tone for the home's elegant and modern interior. To the right, the lounge enjoys a bright dual aspect, creating a wonderfully light and airy space ideal for relaxing or entertaining. Adjacent lies the family room, a versatile area that could serve equally well as a snug, study, or playroom depending on requirements. The cloakroom, accessed from the hallway, features beautifully detailed Marrakesh inspired encaustic tiling, adding a touch of warmth and character.

At the end of the hall lies the true heart of the home, the open plan dining kitchen. Designed in calming neutral tones, this impressive space combines style and practicality in equal measure. The kitchen is fitted with an excellent range of wall and base units in soft grey with complementary work surfaces, together with a full suite of integrated appliances including a double electric oven, induction hob, dishwasher and fridge freezer. The dining area offers ample space to comfortably seat eight to ten guests, making it perfect for family gatherings or entertaining. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. A practical utility room adjoins the kitchen, providing additional storage, a single sink, and space for two freestanding appliances. The utility also offers direct access to the rear garden and to the integral double garage.

Heading upstairs a bright and welcoming upper landing leads to four generously proportioned bedrooms, each beautifully presented. The principal suite enjoys a Juliet balcony, a stylish ensuite shower room, and a walk in wardrobe. The second bedroom also benefits from an ensuite and its own walk in wardrobe, making it ideal for guests or older children. Two further double bedrooms offer excellent storage with fitted wardrobes, while the family bathroom completes the accommodation. This luxurious space features a freestanding slipper bath, walk in shower, vanity sink with storage, heated towel rail, and WC, all presented in calming neutral tones.



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Externally, the property enjoys private garden grounds to the front, side, and rear, fully enclosed by timber fencing. The mono bloc driveway provides off road parking for multiple vehicles in addition to the double garage. The garage has an electric roller door and houses an electric charging point. The rear garden is laid to lawn and offers a blank canvas for landscaping or outdoor entertaining to suit individual preferences. 29 Meadowside Crescent is a truly impressive home that seamlessly blends contemporary design with timeless elegance. Thoughtfully designed and beautifully finished throughout, it offers generous proportions, exceptional comfort, and a versatile layout suited to modern family living. Set within the tranquil and highly sought-after village of Pool of Muckhart, this property presents a rare opportunity to acquire a stylish and distinguished residence in one of the area’s most desirable settings.

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.

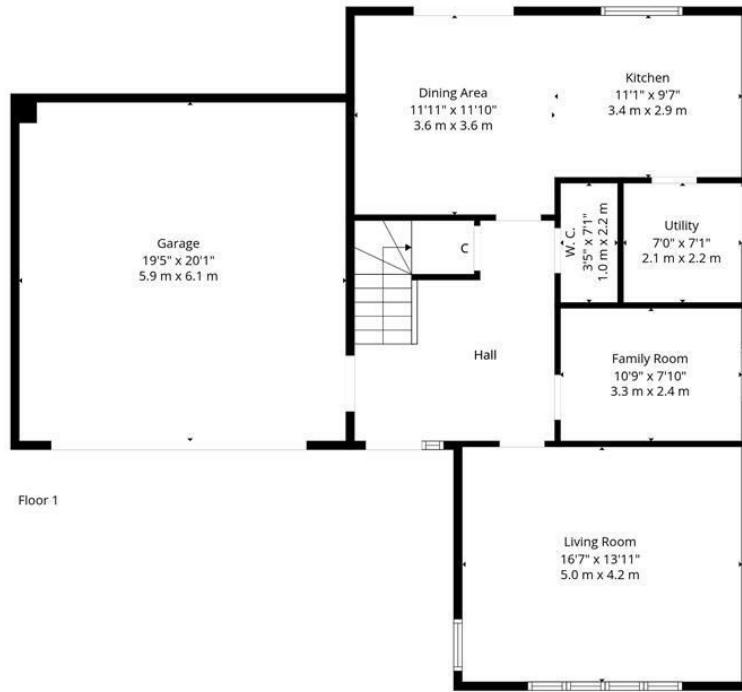
Council Tax Band G
EER Band C

Water: Mains
Sewage: Mains
Heating: Vaillant Air Source Heat Pump

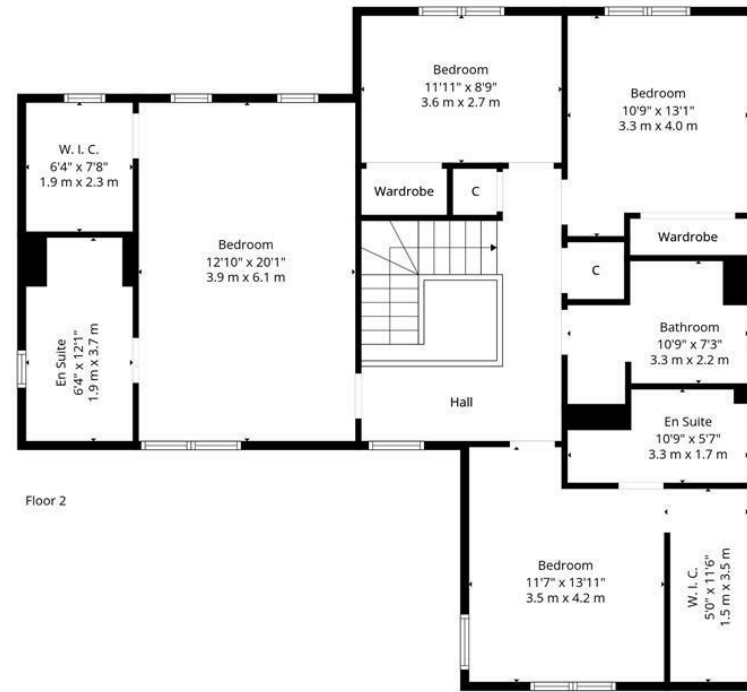
Muckhart itself is a lovely quaint village with a local pub, café, post office, primary school and the renowned Muckhart Golf Course. It is situated only 3 miles from Dollar which offers local shops, café, bistro, beauty salon, a doctors’ surgery, dentist, opticians and a pharmacy. Alva Academy, Kinross 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.