

1 KIRKHILL, MUCKHART FK14 7JQ

HARPER & STONE
ESTATE & LETTING AGENTS





1 KIRKHILL

MUCKHART, FK14 7JQ

PROPERTY FEATURES

- A delightful three bedroom detached home Circa 1973
- Offering flexible and generous accommodation across approximately 132 square meters
- Substantial corner plot providing excellent privacy in an attractive setting
- Spacious lounge/dining room and additional sitting room
- Galley style kitchen with views over the rear garden
- Ground floor bedroom and modern shower room, ideal for ground level living or guest accommodation
- Private driveway with ample off-street parking
- Detached double garage
- Excellent potential for future extension or reconfiguration, subject to relevant permissions
- Prompt viewing advised

Harper & Stone are delighted to present to the market 1 Kirkhill, a charming and versatile three-bedroom detached home, quietly positioned within a generous corner plot in the sought-after village of Muckhart. Built circa 1973 and extending to approximately 132 square meters this well-loved property offers flexible living accommodation over two levels, complemented by beautifully maintained wrap-around garden grounds, excellent privacy and substantial parking provision including a detached double garage. A rare opportunity to secure a wonderful home with superb potential in an idyllic village setting.

The Accommodation is Presented as below:

Ground Floor: Entrance hallway, living room with study off, sitting/dining area, kitchen, bedroom and shower room.

First Floor: Internal hallway, two bedrooms and bathroom.

Stepping up to 1 Kirkhill, you approach the sheltered front porch, a welcoming spot that sets the tone for the home's peaceful setting. Through the main entrance, you step into a bright vestibule which in turn opens to the central hallway which forms the heart of the ground floor. From here, the home flows with an effortless sense of space and flexibility. To your right lies the lower bedroom, a generous double room complete with fitted wardrobe space and a leafy outlook over the garden. Perfect as a principal bedroom, guest suite or home office depending on lifestyle needs.

To the left is the beautifully proportioned lounge. This serene room enjoys a lovely front facing aspect and excellent natural light, offering a comfortable and inviting space for everyday relaxation. An internal door leads through to the adjoining dining room, creating a wonderful semi-open layout ideal for hosting or family gatherings. The room is currently utilised as a home office, highlighting the flexibility of the layout and the ease with which the accommodation can adapt to suit individual needs.

The galley style kitchen is bright and practical, it provides excellent workspace, pleasant garden views and direct access to the rear of the property. To the rear of the home is the impressive dining/family room, a superbly spacious and versatile living area stretching across the rear of the house. With windows overlooking the garden and ample room for varied furniture arrangements, it lends itself beautifully to entertaining, hobbies or simply enjoying a peaceful view of the grounds. Completing the lower living is the modern shower room offering a walk in shower, pedestal sink and WC along with the added benefit of underfloor heating.

Heading upstairs the sense of calm continues, at the top of the landing, useful eaves storage is accessed, running along the front of the property ideal for seasonal items. There are 2 generous double bedrooms, both benefiting from integrated storage. Completing the upper



1 KIRKHILL

level is the well appointed family bathroom, featuring a bath, over bath shower, vanity sink with storage, heated towel rail and WC.

Externally the wrap around garden grounds create a wonderful backdrop at every turn, with lawns, planting, mature shrubs and plenty of private corners to enjoy. The ample driveway provides excellent off street parking and leads to the detached double garage, delivering superb practicality.

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.

Navigation///reference.provide.tipping

Council Tax Band F

EER Band D

Water: Mains

Sewage: Mains

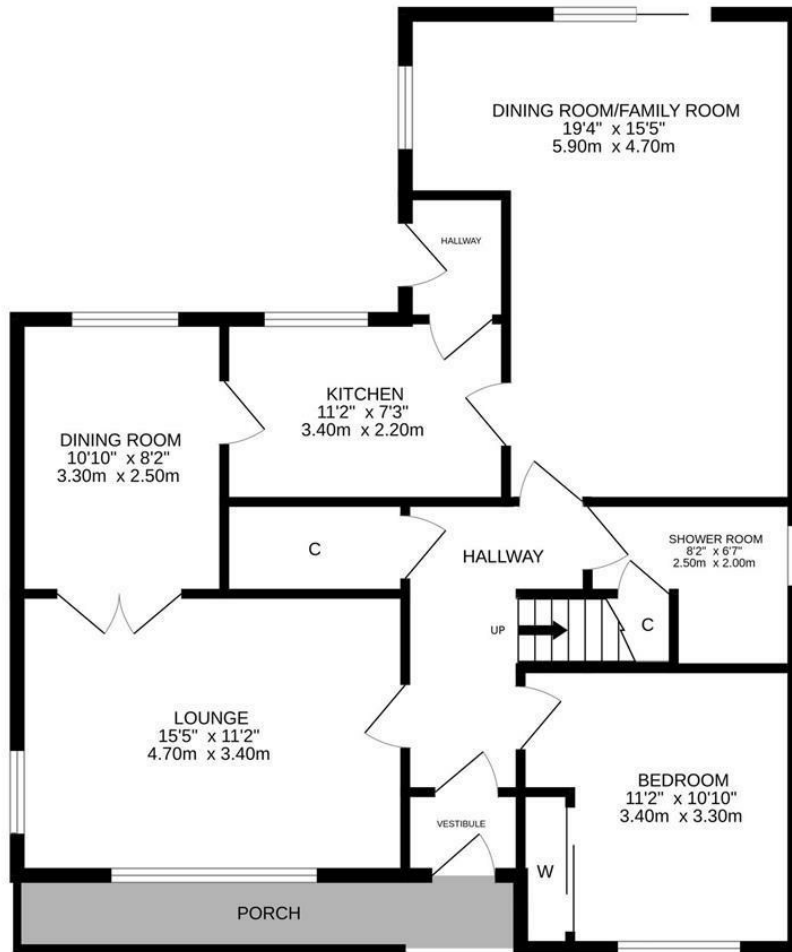
Heating: Oil

Muckhart itself is a lovely quaint village with a local pub, coffee shop, newsagent, 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, Dunfermline, Edinburgh and Glasgow.

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.



GROUND FLOOR



1ST FLOOR

