

1 MEADOWSIDE CRESCENT, MUCKHART FK14 7FD

HARPER & STONE  
ESTATE & LETTING AGENTS







# 1 MEADOWSIDE CRESCENT

MUCKHART, FK14 7FD

## PROPERTY FEATURES

- Impressive 4 bedroom family home, ideally positioned in the heart of Muckhart
- Built in 2025 this property offers comfort and efficiency
- Approximately 174 square meters of flexible living space
- Bright southeast facing lounge with large windows
- Open plan kitchen/dining/family room
- Separate utility room
- Principal bedroom with ensuite shower room and walk in wardrobes
- Large corner plot with large garden overlooking woodland
- Integral single garage
- Early viewing strongly advised

Harper & Stone are delighted to bring to the open market 1 Meadowside Crescent. Nestled in the charming village of Muckhart, this spacious property is a beautiful family home that offers both space and comfort. This impressive house boasts four well proportioned bedrooms including two with Ensuite shower rooms, ideal for families or those who enjoy having guests to stay. 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.

The Accommodation is Presented as Follows:

Ground Floor: Entrance Vestibule, Hall, Lounge, Kitchen/Dining/Sitting Space, Utility Room and Toilet.

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

On entering the property, you are welcomed into a bright vestibule complete with large cupboard to keep coats and shoes neatly tucked away. A spacious hallway offers an abundance of storage and gives access to the rest of the accommodation. The bright, south facing lounge features three large windows flooding the space with natural light. This generously proportioned room offers an ideal space to relax or entertain.

To the rear of the property, the stunning open plan kitchen/dining/sitting room is the real heart of the home offering a sociable area for the whole family to gather. The modern kitchen features an array of cabinets in a neutral finish with complementary wood effect worktops and stainless steel sink. Integrated appliances include 5 burner induction hob, electric fan oven, microwave, fridge freezer and dishwasher. French doors within the dining space connect the inside to the outdoor space, revealing the loveliest views over the Ochil hills and providing a tranquil place to enjoy the beautiful surroundings. A cosy sitting room provides a space to relax with views to the side garden.

The utility room provides additional storage, a stainless steel sink, washing machine and dryer which are both included in the sale. Access is provided here to both the garden and the garage. Completing the downstairs accommodation is a cloakroom providing a sink with vanity storage, heated towel rail and WC.

From the substantial upstairs landing, the charming principal bedroom sits immediately to the right. This spacious bedroom enjoys a walk-in wardrobe and views along the hills to the west. An impressive ensuite shower room includes a walk in shower, large vanity cabinet with sink offering plenty of storage, heated towel rail and WC.











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Bedroom two is of similar size to the principal bedroom with views to the south and Velux windows to the rear allowing plenty of natural light. This room also offers built in wardrobes and an ensuite shower room with walk in shower, vanity sink with storage, heated towel rail and WC.

There are two further double bedrooms to the rear of the property, both benefitting from built in wardrobes. All bedrooms are equipped with television points. The well appointed family bathroom is a bright, modern space featuring neutral tiles and white suite consisting of bath, over bath shower, sink with vanity storage, heated towel rail and WC.

Externally, there are private garden grounds to the front, side and rear of the property, bounded predominantly by stone walls and timber fencing, offering both privacy and a pleasant setting. Parking is provided to the front by way of a generous mono bloc driveway, accommodating two vehicles. In addition, there is a single integral garage positioned to the front of the property, accessed via a metal up and over door and also benefitting from a convenient pedestrian door leading directly into the utility room. The garage further offers cabling already in situ for the installation of an electric vehicle charging point.

The rear garden offers a high degree of privacy and enjoys a pleasant woodland backdrop, enhancing the sense of seclusion. The space is laid mainly to lawn, providing excellent scope for landscaping or the creation of defined seating and entertaining areas to suit individual tastes. A slabbed pathway leads around the side of the property via a timber gate, and there is the added practicality of an external water tap positioned to the rear.

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, 1 Meadowside Crescent is a property not to be missed.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable.

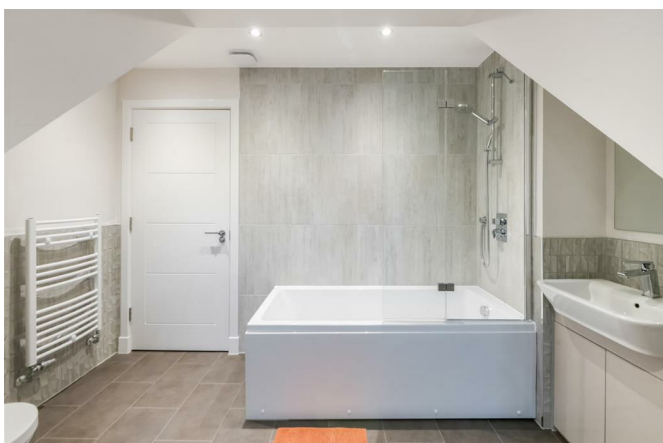
Viewings are strictly by appointment only via Harper & Stone.

Navigation [///museum.giants.boss](http://museum.giants.boss)  
Council Tax Band G  
EER Band C  
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

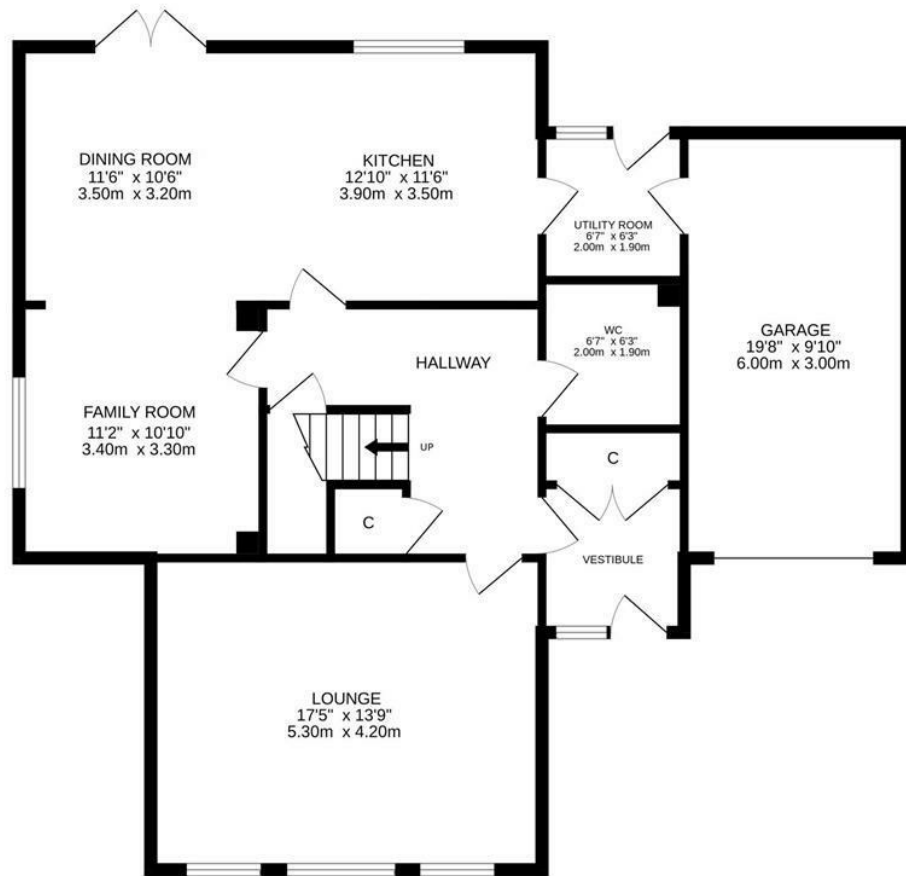
their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.







GROUND FLOOR



1ST FLOOR

