

SKEABOST, SCHOOL ROAD, MUCKHART FK14 7JR





SKEABOST SCHOOL ROAD

MUCKHART, FK14 7JR

PROPERTY FEATURES

- Spacious 5 bedroom detached family home Circa 1997
- Approximately 204 square meters of versatile and flexible living
- Stunning open plan kitchen, dining and family living space
- Two generous reception rooms ideal for modern family living
- Luxurious principal bedroom with dressing room and ensuite shower room
- Detached double garage and extensive private parking for multiple vehicles
- Enclosed garden with lawn and decking areas
- Conveniently located within walking distance of local amenities and schooling
- Presented to the market chain free

Harper & Stone are delighted to bring Skeabost to the open market, an impressive, detached family home nestled within the charming village of Muckhart. Offering generous and adaptable accommodation throughout, this exceptional property combines the character of a countryside retreat with the convenience of village living, making it an ideal choice for growing families and discerning buyers alike.

The Accommodation Presents as Follows:

Ground Floor: Entrance Vestibule, Lounge, Kitchen/Dining Room Bedroom, Sunroom/Family Room, Utility Room and Cloakroom.

First Floor: Hall, Principal Bedroom with Dressing Room and Ensuite Shower Room, Three Further Bedrooms and a Family Bathroom.

The solid timber front door opens into a welcoming vestibule, complete with a practical storage cupboard for coats and shoes. From here, the spacious hallway leads into a well proportioned lounge featuring a striking fireplace with wood burning stove, creating a warm and inviting focal point for family gatherings and cosy evenings.

The heart of the home is undoubtedly the impressive kitchen and dining area, which offers an open plan living concept. Thoughtfully designed with a contemporary country aesthetic, the kitchen presents an excellent selection of wall and base units in an elegant navy colour with complimentary work surfaces. Integrated appliances include a traditional Belfast sink, Belling range cooker, microwave and dishwasher. A substantial pantry cupboard is a wonderful addition offering ample storage. There is an American style fridge freezer which is included in the sale. A charming breakfast bar provides informal dining space, while the large window above the sink frames delightful views across the garden. French doors open directly onto a large decking terrace, perfectly positioned for outdoor dining, entertaining and enjoying the peaceful surroundings. Adjacent to the kitchen is a practical utility room offering additional storage and space for multiple appliances.

To the rear of the property, a large sunroom provides further versatile living space. Enhanced by a stunning vaulted timber ceiling and hardwood flooring, this room could serve as a family room, formal dining room or playroom. French doors open out to a stone patio seamlessly connecting the outdoor space.

The ground floor accommodation is further complemented by bedroom five, a generous double room which could also serve as an







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additional reception room. Completing the ground floor is the practical cloakroom with vanity sink and WC.

The first floor offers well proportioned family accommodation with an impressive principal suite positioned to the front of the property. This luxurious space benefits from a dedicated dressing area and a well appointed ensuite shower room featuring a double sized shower with tower panel, a stylish vanity sink set within a freestanding oak vanity unit and a WC. Bedrooms two and three are both spacious double rooms with fitted storage, while bedroom four enjoys a peaceful rear facing position and lends itself equally well as a bedroom, nursery or home office.

Completing the upper floor is the superb family bathroom, fitted with a Jacuzzi bath, separate corner shower, vanity sink and a WC, creating a relaxing and practical space for everyday family life.

Externally, Skeabost continues to impress. A substantial gravel driveway provides parking for multiple vehicles and leads to a detached double garage equipped with side access door and up and over garage doors. The enclosed gardens have been thoughtfully designed for ease of maintenance while offering year round colour and interest through a variety of mature shrubs, hedging and planted borders. Newly installed decking maximises year round use, creating a wonderful space for relaxing, entertaining and enjoying the picturesque surroundings.

Skeabost represents a rare opportunity to acquire a substantial and beautifully presented family home in one of the area's most desirable village settings. Combining generous living accommodation, versatile family spaces and wonderfully maintained gardens, this

exceptional property offers the perfect balance of comfort, practicality and countryside charm. Whether enjoying family life indoors, entertaining guests on the expansive decking or simply taking in the peaceful surroundings, Skeabost is a home designed to be enjoyed for years to come. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

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.

What3Words Navigation: [:///storming.rinses.admire](https://www.what3words.com/:///storming.rinses.admire)

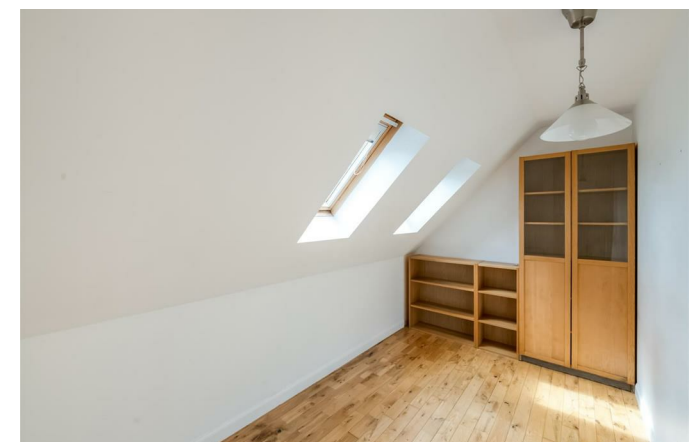
Council Tax Band G
EER Band C

Water: Mains
Sewage: Mains with pump
Heating: Air Source Heat Pump

Muckhart itself is a lovely quaint village with a local pub, café, 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. The area is small and friendly with a highly regarded primary school of around 70 pupils within safe walking distance. Private Education is provided by Dollar Academy which is 3 miles away

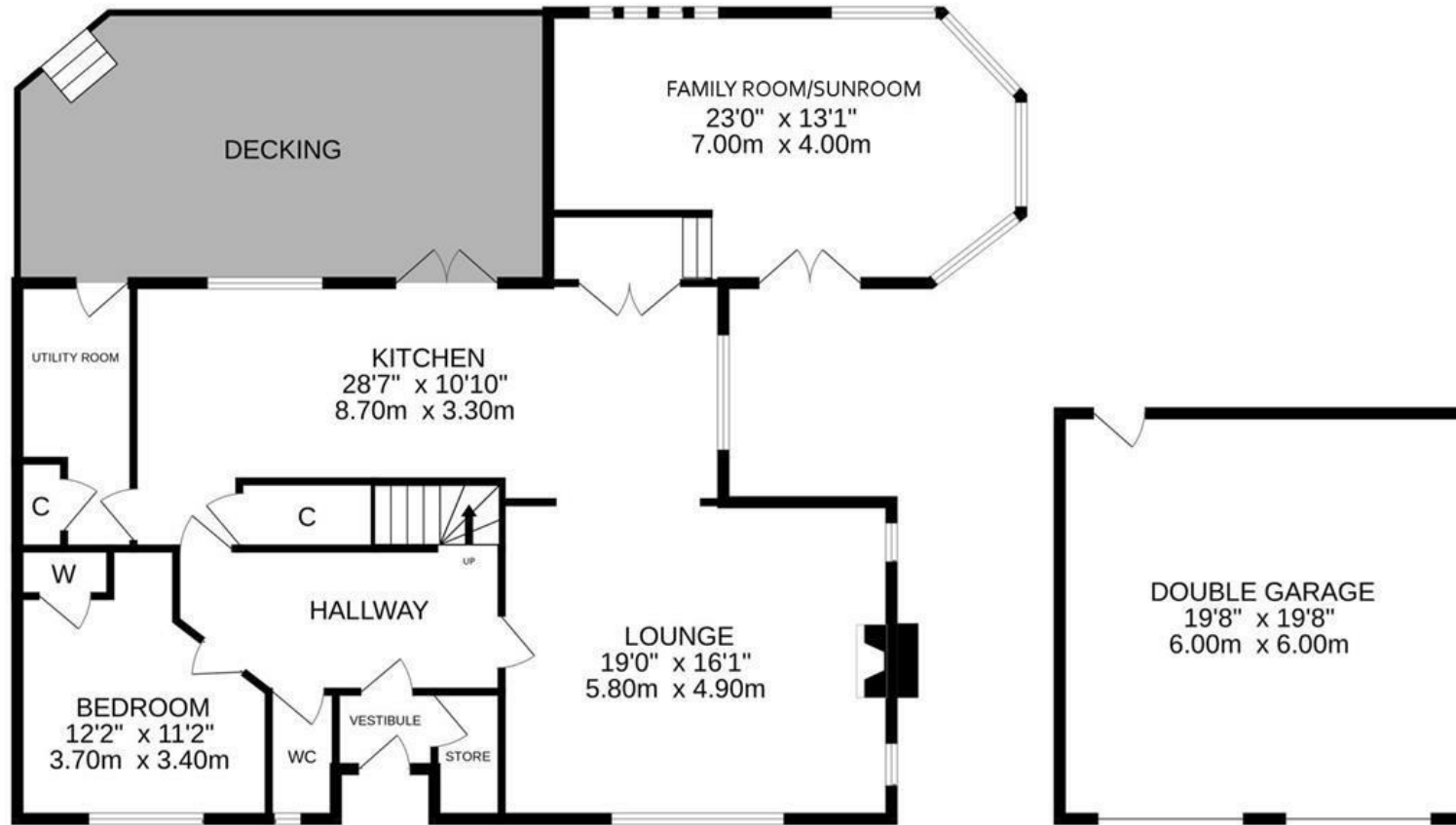
and Secondary schooling is by either Alva Academy or Kinross High. Muckhart is very well positioned for excellent access to links to Perth, Kinross, Stirling and Dunfermline. The Muckhart Inn and Village shop/cafe can all be reached within 3 minutes walk from the property and there is an enclosed gated play park also close by. With excellent links to the commuter belt whilst retaining the feel of a rural village.

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

