

10 CAIRNS PLACE, DOLLAR FK14 7LH

HARPER & STONE
ESTATE & LETTING AGENTS





10 CAIRNS PLACE

DOLLAR, FK14 7LH

PROPERTY FEATURES

- Charming 3 Bedroom detached bungalow Circa 1978
- Occupying a secluded position in a quiet residential pocket in Muckhart
- Approximately 76 square meters of flexible living space
- Lovely kitchen/Dining Living space with wonderful views of the back garden
- 3 double bedrooms and a family bathroom
- Private well established garden grounds
- Immaculately presented throughout
- Single garage and off road parking
- Early viewing advised

Harper & Stone are delighted to present to the market 10 Cairns Place, a charming three bedroom detached bungalow occupying a peaceful position within the highly sought after village of Muckhart. Dating from circa 1978, this lovely home offers bright, comfortable and thoughtfully arranged accommodation, complemented by beautifully established gardens, private off road parking and an attached single garage. With its versatile single level layout and inviting open plan living space, the property is perfectly suited to a variety of lifestyles.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Kitchen/Lounge/Dining Room, 3 Bedrooms and a Bathroom.

Entry is into the welcoming hallway, from where the accommodation flows with ease. Useful built in cupboards provide valuable storage, helping to keep the home practical and beautifully organised.

Positioned to the rear is the wonderful south facing open plan kitchen, dining and living space, a light filled and sociable room that truly forms the heart of the home. The generous lounge area provides ample space in which to relax, while patio doors open directly onto the garden, creating a seamless connection between the interior and outdoor surroundings during the warmer months.

The kitchen is fitted with a good selection of cream wall and base units, complemented by coordinating worktops. Freestanding appliances include an electric oven and hob, fridge freezer and washing machine. A breakfast bar offers the perfect setting for casual dining, morning coffee or conversation while meals are prepared, while the adjoining dining area comfortably accommodates a table for more formal family meals and entertaining.

Returning to the hallway, bedroom one is a calm and inviting double room overlooking the front garden. Two fitted double wardrobes provide excellent storage while preserving the room's generous proportions.

Bedroom two is another bright room positioned to the front and benefits from fitted wardrobes. Currently arranged as a study and home office, it demonstrates the flexibility of the accommodation and could readily serve as a comfortable bedroom, nursery or hobby room according to individual requirements.

Bedroom three is a well proportioned double room with a side facing window and provides an ideal space for family members or visiting guests.

Completing the internal accommodation is the family bathroom, fitted with a white suite comprising a bath with an overhead shower, pedestal wash hand basin and WC.



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Externally, the property is embraced by beautiful garden grounds extending to the front, side and rear. The front garden creates an attractive first impression, with an abundance of mature hedging, colourful plants, shrubs and carefully shaped borders.

A private driveway provides off road parking and leads to the attached single garage, which is fitted with an up and over door. Pedestrian access is available from the rear, while a window overlooks the garden and allows natural light into the space.

The delightful south facing rear garden is predominantly laid to lawn and enjoys a wonderful sense of privacy. A patio provides an inviting setting for outdoor dining, entertaining or simply relaxing in the sunshine, while mature trees, hedging and beautifully stocked borders create a peaceful oasis. The abundance of established planting attracts a wealth of visiting wildlife and provides colour and interest throughout the changing seasons.

10 Cairns Place is a warm and welcoming home where light filled interiors, flexible accommodation and enchanting garden grounds combine to create a truly appealing lifestyle. Perfectly suited to families, couples or those seeking the ease of single level living, this delightful property offers a rare opportunity to settle within one of the area’s most desirable villages. Early viewing is highly recommended to fully appreciate the charm, privacy and wonderful sense of home 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.

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Council Tax Band E
EER Band E

Water: Mains
Sewage: Mains
Heating: Electric

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



GROUND FLOOR

