

3 SCHOOL ROAD, DOLLAR FK14 7JR

HARPER & STONE
ESTATE & LETTING AGENTS





3 SCHOOL ROAD

DOLLAR, FK14 7JR

PROPERTY FEATURES

- Charming three bedroom semi detached home dating from circa 1950
- Approximately 96 square metres of flexible living
- Envious village setting beside the ever popular Muckhart Golf Club
- Outstanding panoramic views across the golf course and surrounding countryside
- Generously proportioned rear facing lounge with large picture window
- Welcoming dining kitchen with cream Shaker style cabinetry
- Flexible ground floor bedroom ideal for guests or home working
- Established gardens with driveway, garage/workshop and greenhouse
- Early viewing strongly advised

Occupying a delightful position within the highly sought after village of Muckhart, 3 School Road is a charming three bedroom semi detached home offering flexible accommodation, established gardens and truly outstanding panoramic views across Muckhart Golf Club and the surrounding countryside. Dating from circa 1950, this bright and welcoming property presents a wonderful opportunity to enjoy peaceful village living within a particularly beautiful setting.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Kitchen/Dining Room, Lounge, Bedroom and Family Bathroom.
First Floor: Landing and 2 Bedrooms.

Entry is into a welcoming hallway from where the ground floor accommodation flows with ease. To the right, bedroom three is a lovely, bright, front facing double room. Its position on the ground floor provides excellent flexibility and would allow the room to be equally well suited as a home office, snug or additional reception space, depending on individual requirements. Positioned to the left of the hallway, the family bathroom is fitted with a bath, over bath shower, vanity hand basin and WC. A useful cupboard located nearby provides convenient additional storage.

Straight ahead, the generously proportioned lounge is a bright and comfortable reception room. A large picture window allows natural light to flood the space while framing the attractive outlook across the rear garden and towards the golf course beyond. An electric fire set within a handsome wooden surround creates a charming focal point, while the room offers ample space for a range of lounge furnishings.

A door opens from the lounge into the welcoming dining kitchen, an exceptionally practical and sociable space perfectly suited to everyday family life. The kitchen is fitted with an excellent selection of cream Shaker style wall and base units, complemented by generous worktop space. Integrated appliances include an induction hob, double oven and dishwasher, while two additional spaces accommodate freestanding appliances. Direct access to the rear garden further enhances the practicality of this appealing room. The adjoining dining area comfortably accommodates a family sized table and chairs, creating an inviting setting for relaxed meals and entertaining. A lovely bespoke dresser provides valuable additional storage, with cupboards below and elegant glass fronted display cabinets above. A walk in pantry is another excellent addition, offering an abundance of useful storage.

Ascending to the first floor, two impressive double bedrooms occupy the upper level. Virtual mirror images of one another, both rooms enjoy fitted wardrobes and breath taking rear facing views across the golf course and surrounding countryside. A further cupboard on the landing provides additional household storage.

Externally, the property is surrounded by attractive garden grounds extending to the front, side and rear. The pretty and inviting front garden features



3 SCHOOL ROAD

mature hedging, established trees, lawn and thoughtful planting, creating a wonderful first impression. A private driveway provides ample off street parking and leads to a wooden single garage and workshop, while a greenhouse offers further appeal for keen gardeners.

The rear garden is predominantly laid to lawn and enclosed by mature hedging, providing a peaceful and well established outdoor space. Mature trees, shrubs and planting create privacy, colour and character, while the exceptional outlook towards Muckhart Golf Club and the countryside beyond forms an idyllic backdrop.

3 School Road is a truly appealing home, combining bright and flexible accommodation with mature garden grounds and an exceptional outlook in one of the area’s most desirable village settings. With the beauty of Muckhart Golf Club and the surrounding countryside quite literally on the doorstep, this wonderful property offers a rare opportunity to embrace a relaxed and rewarding lifestyle. Early viewing is strongly recommended to fully appreciate the accommodation, gardens and captivating views 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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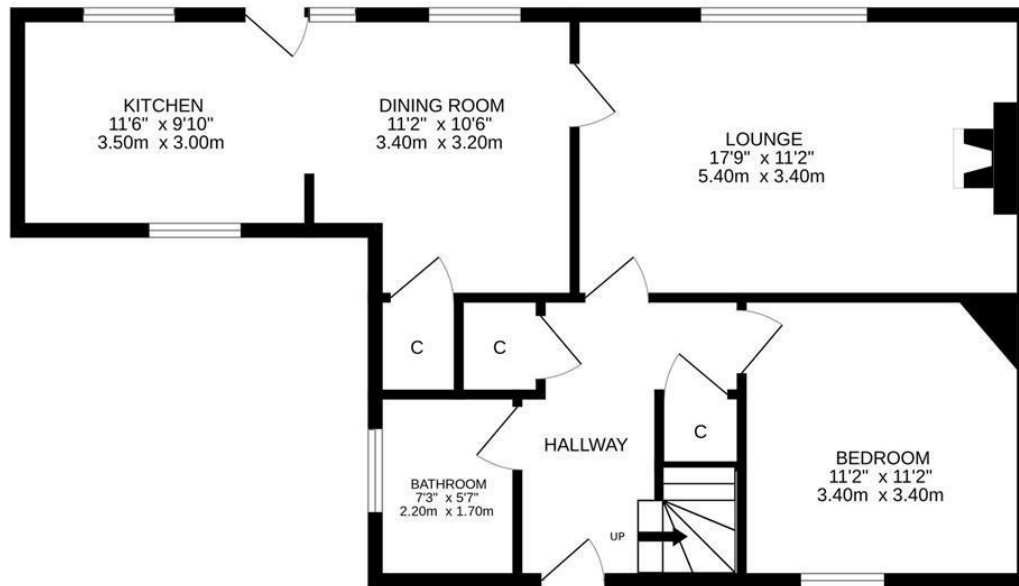
Council Tax Band B
EER Band F

Water: Mains
Sewage: Mains
Heating: Electric

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.



GROUND FLOOR



1ST FLOOR

