

12 Golf View, Muckhart, Dollar



Law Location Life

12 | Golf View | Muckhart | Dollar

A delightful Detached Bungalow, situated on a large plot, with stunning views of the Ochil Hills. The property offers spacious and flexible accommodation and is located in a sought after Village location, within walking distance of all local amenities and Muckhart Golf Course.

The well presented accommodation comprises; Entrance Vestibule, Hallway, Kitchen, Large Open Plan Sitting/Dining Room, Conservatory, Master Bedroom (En Suite WC), 2 further Double Bedrooms and Shower Room.

Externally the property has a large enclosed garden to the rear, further gardens to the front, integral garage and driveway.

Viewing is highly recommended but strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a door providing access into the hallway.

Hallway

The hallway provides access into the kitchen, sitting/dining room, 3 bedrooms, shower room, large storage cupboard and the hatch to the attic space.

Kitchen

A modern kitchen with storage units at base and wall levels, worktops, splash back tiling and stainless steel 1 1/2 bowl sink and drainer. Fitted appliances include, electric hob, extractor fan and oven. There is space for a fridge/freezer and washing machine. A door to the side provides access into the garden, with an additional door into the sitting/dining room. There is a window to the front.

Open Plan Sitting/Dining Room

A large open plan reception room with sitting room area to the front, with sliding patio doors into the conservatory and a dining area to the rear with window to the side. There is a door to the rear into the kitchen.

Conservatory

The conservatory has open aspects over the rear garden and towards the Ochil Hills and French doors to the side into the garden.

Master Bedroom

A double bedroom with window to the rear, with stunning views over the Ochil Hills. There is a door providing access to the en suite wc.

En Suite WC

The en suite wc comprises; wc and pedestal wash hand basin.

Bedroom 2

A further double bedroom with window to the front and fitted wardrobe.

Bedroom 3

A double bedroom with fitted wardrobe with sliding mirrored doors and window to the side.

Shower Room

The shower room comprises; wc, pedestal wash hand basin, walk in shower and chrome towel radiator. There is a window to the front.

Gardens

The property is set on a large plot, with an enclosed garden to the rear. Mainly laid to lawn with mature trees, there is a patio area, raised planters, a timber lean to with large cedar wood workshop with power and light and a further storage shed. There is also a small woodland area, with fixed timber benches, perfect for nature enthusiasts. The front garden is also mainly laid to lawn with some shrubs and plants.

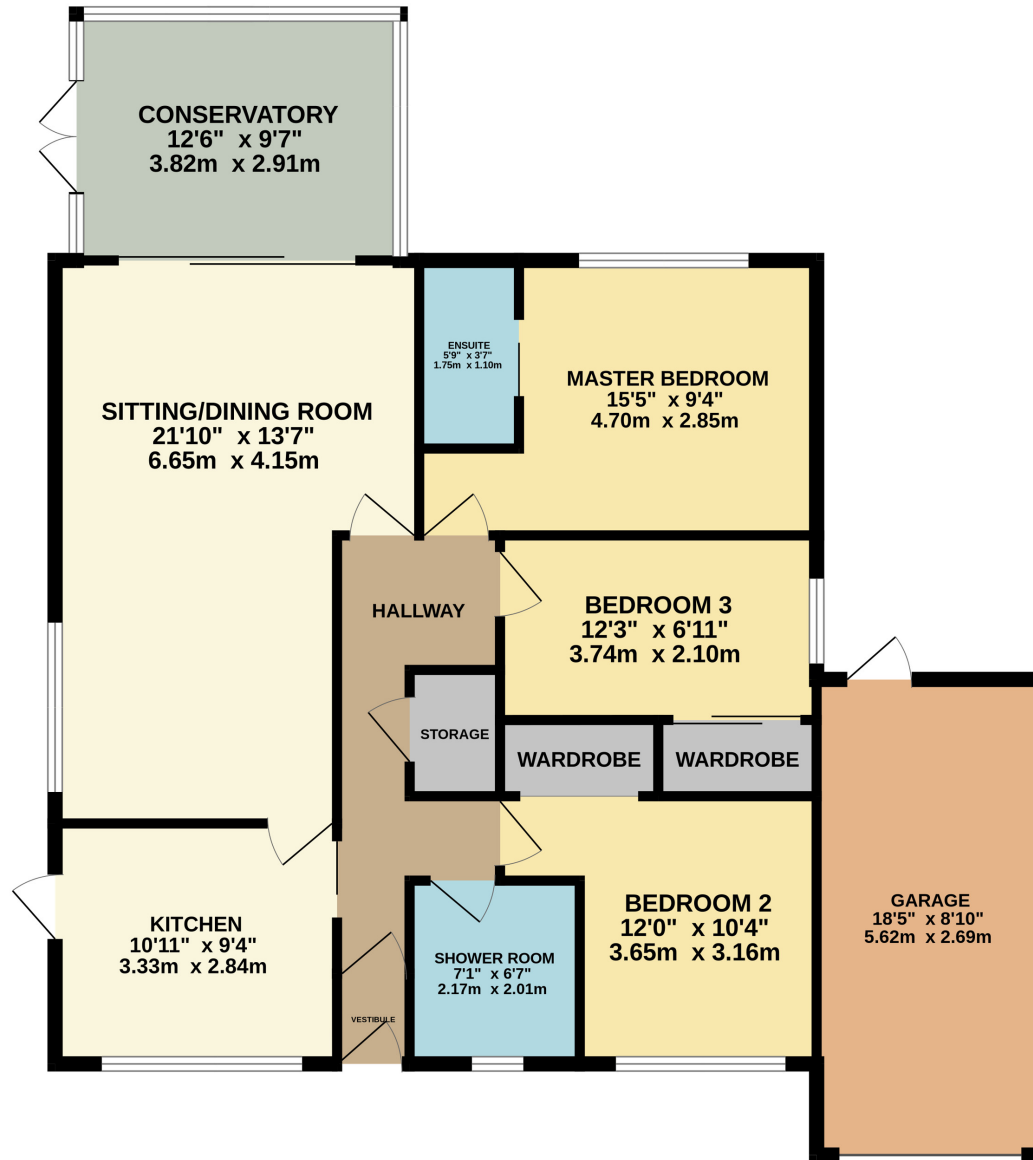
Garage & Driveway

The integral single garage has a newly installed electric door, power, light and door to the rear into the garden. The driveway can accommodate 2 vehicles.

Heating & Solar Panels

See the Home Report.

GROUND FLOOR

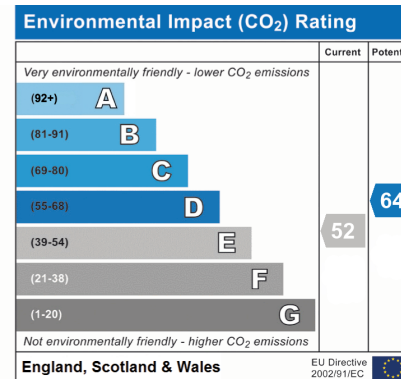
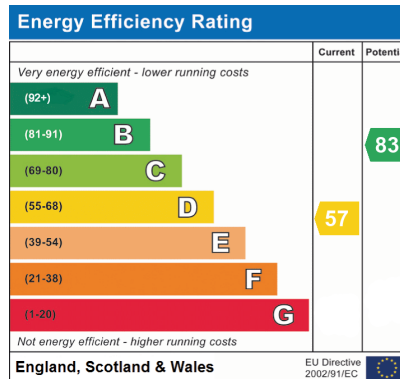
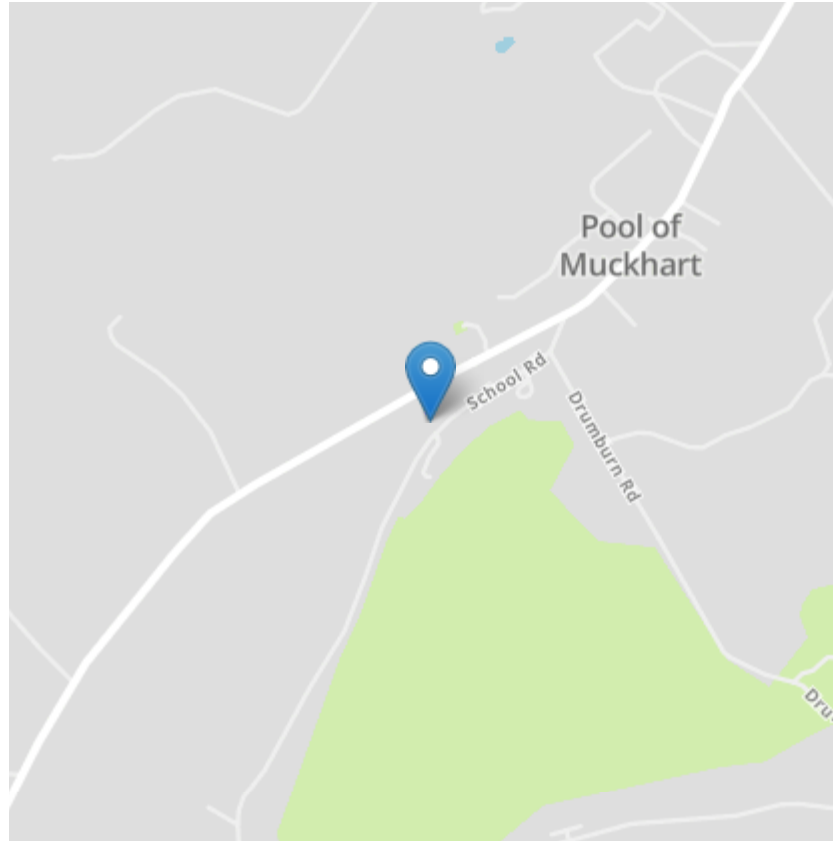






GOLF VIEW, DOLLAR - A BETTER PLACE TO LIVE

Muckhart is one of the Hillfoots Villages, situated on the A91 around 3 miles northeast of Dollar. In nearby Pool of Muckhart there is a local Cafe, Inn, Village Hall and also the Golf Course and Club House which are all within close walking distance. More extensive amenities can be found in areas such as Dollar, including the highly sought after Dollar Academy, which is only 3 miles drive and Stirling, which is only 14 miles. Kinross and access to M90 Motorway both north and south bound is some 8/9 miles away or thereby. Further areas such as Perth 26 miles and Edinburgh 35 miles are easily accessible by way of the M90 Motorway, with Edinburgh airport only a 40 minute drive away. Middlehall is also ideally placed for access to some of Scotland's most beautiful countryside: the hills and glens of Perthshire to the north, the Trossachs to the west as well as St Andrews and the pretty fishing villages of Fife to the east. Gleneagles Hotel which is only 12 miles away, is recognised as one of the best hotels in Scotland and has superb leisure and restaurant facilities, not to mention its famous golf courses. More locally there are golf courses in Muckhart, Kinross and Dollar.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

