

# Hillcrest, Baldiesburn Muckhart, Dollar, Clackmannanshire



Law Location Life



# Hillcrest | Baldiesburn | Muckhart, Dollar Clackmannanshire

Hillcrest, Baldiesburn, Muckhart is a traditional Detached Cottage with adjoining former Farriers Workshop and Stables. Requiring full renovation throughout, the property is situated on a large plot of approximately 0.7 acres with stunning views towards the Ochil Hills. This property offers huge development potential, subject to planning consents.

The accommodation currently comprises; Reception Hallway, Sitting Room, Dining Room, Kitchen, 2 Double Bedrooms and Bathroom. The adjoining Farriers Workshop consists of 3 stone built rooms.

The property boasts beautiful mature gardens, bounded by a stream, with approximately 0.7 acres of grounds. Additionally, there are parking spaces to the front.

Viewing is highly recommended and strictly by appointment only.







## Accommodation

### Reception Hallway

Entry is to the front into a reception hallway. There are doors to the sitting room, dining room and inner hallway and staircase rising to the upper level.

### Sitting Room

A formal reception room with feature bay window to the front, fireplace and Edinburgh Press.

### Dining Room

A flexible second reception room with window to the front, 3 storage cupboards and double doors into the kitchen.

### Kitchen

The kitchen is fitted with storage units at base and wall levels, with a stainless steel sink and drainer and space and plumbing for appliances. There is a window to the rear and doors to the porch and old farriers workshop.

### Porch

The porch has a door to the side into the rear garden.

### Inner Hallway

A small inner hallway provides access to the bathroom.

### Bathroom

The bathroom comprises; wc, wall hung wash hand basin and free standing bath with electric shower over. There is a window to the rear.

### Upper Level

The staircase with traditional iron and wood balustrade provides access to the upper level. There is a mid landing level with skylight. The landing provides access to two bedrooms and a storage cupboard.

### Master Bedroom

A double bedroom with dormer window to the front.

### Bedroom 2

A further double bedroom with dormer window to the front and original fireplace.

### Farriers Workshop

The former farriers workshop is accessed via the kitchen and has a door and window to the front. There is open access into the adjoining stable.

### Stable

The stable has a sliding timber door and a window to the front with a dividing wall providing access to further storage and a door to the front.

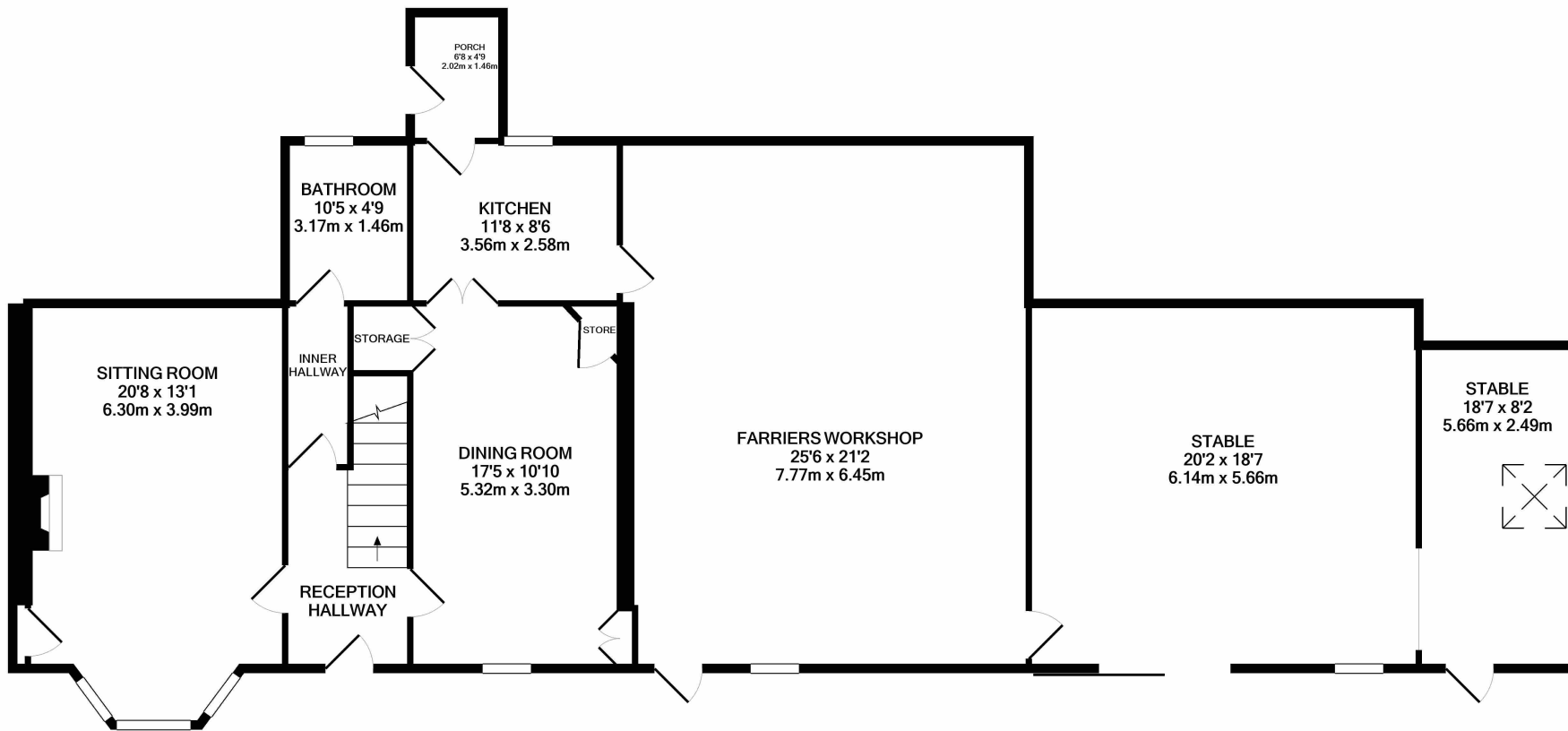
### Gardens

The property is set in magnificent mature grounds set within approximately 0.7 acres. Bounded by a stream the garden to the side has mature trees, plants, flowers and plants. There is a small stone outbuilding currently used for potting plants and a patio area. The remaining land is sectioned by a gate and predominantly laid to lawn with trees and wild plants.

### Parking

There are off street parking spaces available directly outside the front of the property.

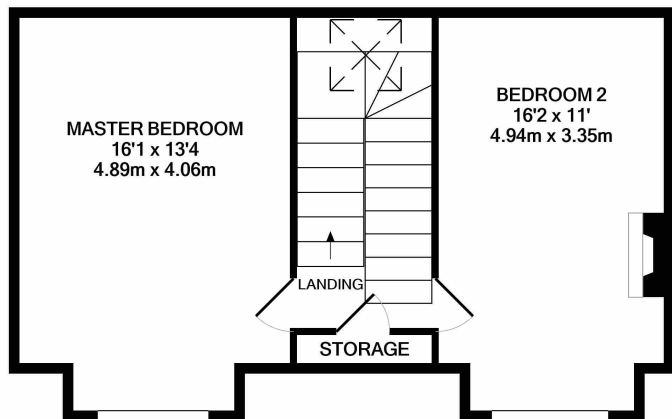




GROUND FLOOR  
APPROX. FLOOR  
AREA 1857 SQ.FT.  
(172.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2392 SQ.FT. (222.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR  
AREA 534 SQ.FT.  
(49.7 SQ.M.)



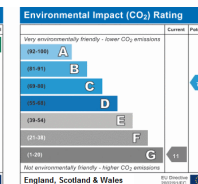
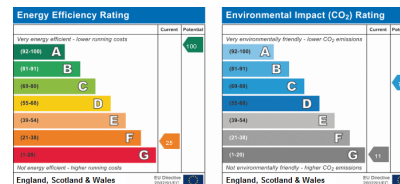
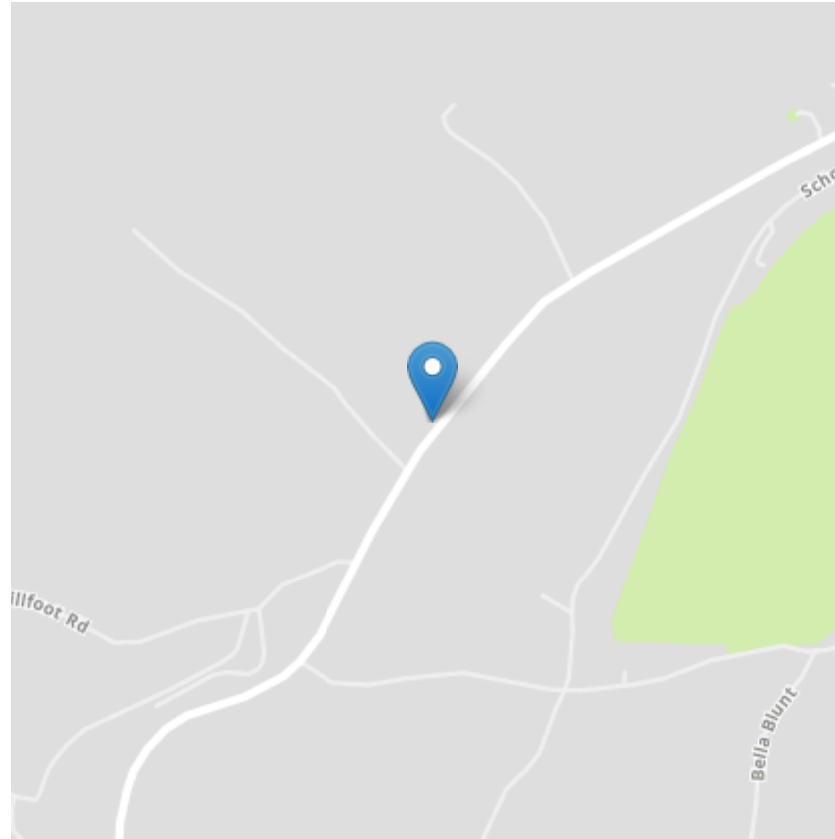






# Muckhart, Dollar - A BETTER PLACE TO LIVE

Muckhart is one of the Hillfoots Villages, situated on the A91 around 3 miles north-east of Dollar. In nearby Pool of Muckhart there is a local Post Office/General Store, Restaurant/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 3 miles and Stirling 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. Hillcrest 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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## Partners

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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

