

BROOMRIDGE, MUCKHART FK14 7JH

HARPER & STONE
ESTATE & LETTING AGENTS





BROOMRIDGE

MUCKHART, FK14 7JH

PROPERTY FEATURES

- ****CLOSING DATE FRIDAY 5TH JANUARY 2024 12PM (NOON)****
- Rarely available 4 bedroom detached bungalow -Exceptional location with stunning views over Muckhart Golf Course
- Principal bedroom with ensuite shower room
- Approximately 141 square meters of flexible living accommodation
- Utility Room
- Mature garden grounds
- Double Garage
- Driveway with parking to front
- Early viewing recommended

**** CLOSING DATE FRIDAY 5TH JANUARY 2024 AT 12PM (NOON)****

Harper & Stone are delighted to present to the market "Broomridge" a rarely available family home with glorious views over Muckhart Golf Course. The flexible living accommodation covers approximately 141 square meters and lends itself to a light bright dwelling.

The accommodation consists of:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen, Master Bedroom with Ensuite Shower Room, Three further Bedrooms, Utility Room, Family Bathroom and Toilet.

Entry to the property through the front door leads into the generous hallway which houses 2 storage cupboards. To the left is the dining room with patio doors opening out to the front garden, and also allowing plenty of natural light to flow in. Three steps lead down to the light bright Lounge which features an open fire set in a rustic stone fireplace. The triple aspect windows offer stunning views to the rear of the property and beyond over Muckhart Golf Course. Returning to the hallway on the left is the functional kitchen offering a good selection of wall and base units. There is an electric hob, electric oven, and space for a free standing appliances. On the right is the spacious Utility Room with sink and spaces for 2 freestanding appliances and access to the cloakroom.

At the end of the hallway is the Principal Bedroom with double fitted wardrobes and ensuite shower room. This rear facing room is spacious with a large picture window taking in the open views. The ensuite shower room presents shower, vanity sink and WC. Bedrooms 2, 3 and 4 are all facing the back of the property with bedrooms 3 and 4 benefitting from fitted wardrobes. Bedroom 2 is currently utilised as a Snug/Family Room. Completing the accommodation is the Family Bathroom with bath, pedestal sink and WC.

Externally there is a double attached car garage which is accessed via an up and over electric door, and via a side pedestrian door. There are private garden grounds to the front, side and rear of the property bounded by timber fences and hedges. Off street parking is provided on the driveway to the front of the property. The garden is filled with an abundance of mature plants, shrubs and trees and a relaxing patio area takes in the afternoon sunshine.

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.



BROOMRIDGE

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EER Band E

Water: Mains
Sewage: Septic Tank
Heating: LPG

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Muckhart itself is a lovely quaint village with a local family friendly inn, 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. Primary schooling is available at Muckhart Primary School, whilst Alva Academy, Kinross and Dollar Academy are all within a good distance for secondary education. Muckhart is very well positioned for excellent access links to Perth, Kinross, Stirling and Dunfermline.

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.



