

3 THE STEADINGS, NAEMOOR FARM, YETTS OF MUCKHART KY13 0QB

HARPER & STONE
ESTATE & LETTING AGENTS





3 THE STEADINGS NAEMOOR FARM

YETTS OF MUCKHART, KY13 0QB

PROPERTY FEATURES

- 3-Bedroom Steading Conversion of 168 sqm
- Open concept kitchen/dining/living area
- Separate lounge
- Principal bedroom with en suite shower room
- Two further bedrooms with built-in wardrobes
- Family bathroom
- South facing garden
- Summerhouse
- Parking for multiple cars

Harper & Stone are delighted to present to the market number 3 The Steadings at Naemoor Farm. This stunning converted steading property located in Yetts of Muckhart is beautifully presented throughout over a single level extending to 168sqm, while enjoying a South facing aspect and serene countryside views.

Entry to the property is into a large porch, with space for bench seating and shoe storage. The inner door opens to the main hallway which provides access to the entire accommodation. Underfloor heating provides warmth underfoot throughout the property.

The open concept kitchen/dining/living space is to the right, a modern country environment for everyday family living. The room is bright and light with sliding doors to the South-facing rear garden off the living room. The dining area can easily accommodate a 6–8-seater dining table and is ideal for entertaining. The kitchen is fitted with a generous array of wall and base units, with integrated appliances including a 5-ring gas hob with chimney style extractor above, fridge freezer, oven, microwave and dishwasher. The peninsula creates a natural separation between the areas within the room while maintaining a socially interactive space. The utility room is off the kitchen, with two additional under counter appliance spaces and units matching the kitchen. External doors lead outside from the utility and from the kitchen.

The separate lounge is a cosy, bright room as it also provides large sliding doors to the garden and the sunlight streams in throughout the day.

The principal bedroom is located at the far end of the hall, a large double bedroom with privacy shutters on both windows either side of the room. The en suite comprises a shower cubicle with waterfall shower, vanity mounted wash hand basin and WC.







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Bedroom 2 is also a spacious room, with a built-in wardrobe and a velux window allowing in additional light. Bedroom 3 provides a built-in wardrobe and an outlook to the rear courtyard.

Finally, the family bathroom is conveniently fitted with a bath with shower over, wash hand basin and WC, with velux window above ushering in natural light.

Externally, there is parking for 3 cars to the front with additional guest parking available within the grounds of The Steadings. The rear garden provides a patio, and area laid to lawn, with the borders enclosed with beech hedges and fencing. The summerhouse is an ideal work-from-home space for those requiring a dedicated office space. It is insulated and equipped with light and power. Adjacent to the summerhouse is a shed for dry outside storage and it also has power. The side garden provides raised beds for home-grown fruits and vegetables, and a path leads to the rear courtyard. In the rear courtyard is an additional storage room, where the boiler is housed and provides one of two loft accesses.

The sale will include all fitted floor coverings, light fittings, window coverings except for the curtains in the living room and principal bedroom, 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.

What3Words Navigation: [bakers.daydream.rising](https://www.what3words.com/bakers.daydream.rising)

Council Tax Band F

EER Band D

Water: Mains

Sewage: Septic tank

Heating: LPG

Muckhart itself is a lovely quaint village with a local family friendly inn, café, primary school and the renowned Muckhart Golf Course, along with the Coronation Hall which offers weekly community activities. 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.





