




McEwan Fraser Legal

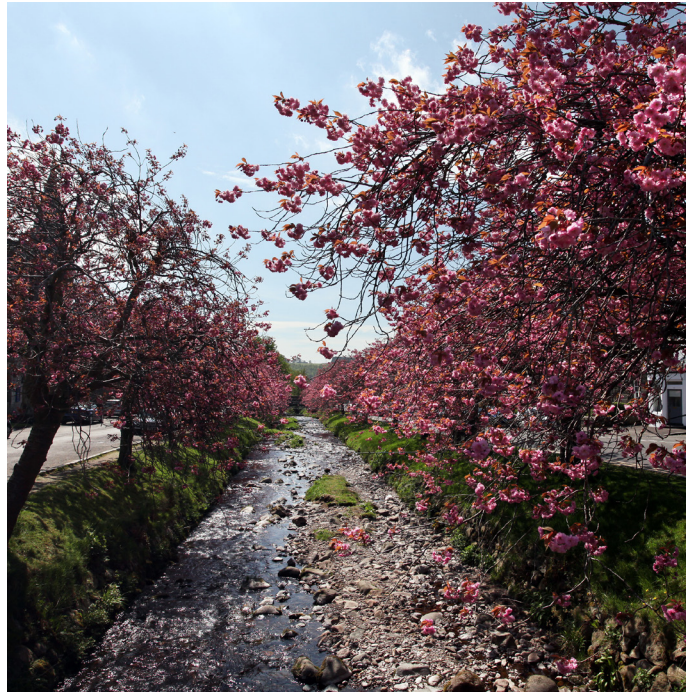
Solicitors & Estate Agents

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1 Golf View

MUCKHART, DOLLAR, FK14 7JP





THE LOCATION

MUCKHART, DOLLAR, FK14 7JP

Muckhart commonly refers to two small villages in Clackmannanshire, Scotland, Pool of Muckhart and Yetts o' Muckhart. Muckhart is one of the Hillfoots Villages, situated on the A91 around 3 miles (5 kilometres) northeast of Dollar.

Dollar is a small town in Clackmannanshire, Scotland, a most popular destination among the Ochil Hillfoots villages stretching east from Stirling on the A91 road to St Andrews. The town snuggles between the Ochil Hills immediately to the north overlooked by the impressive Castle Campbell, and the River Devon to the south with views towards Edinburgh.



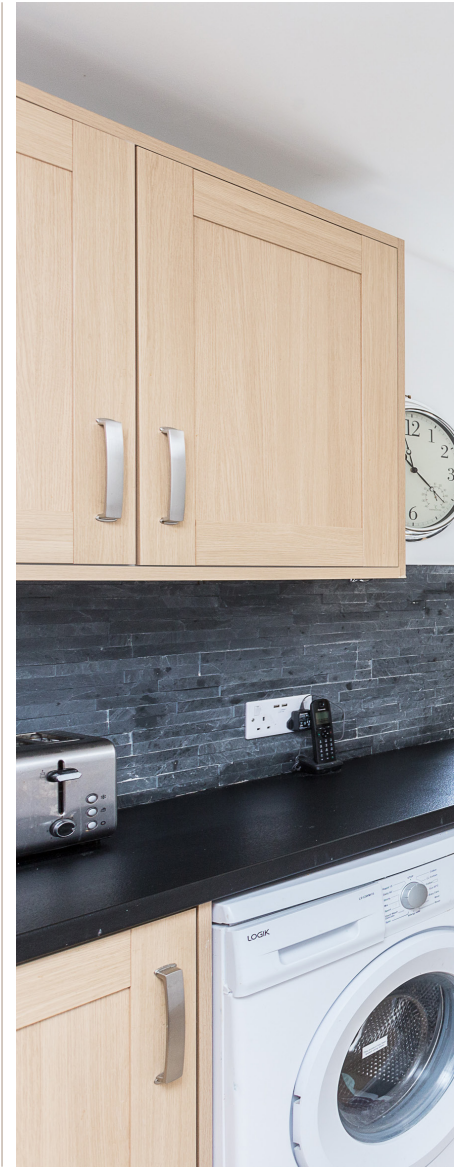
1 GOLF VIEW

MUCKHART, DOLLAR, FK14 7JP

1 Golf view is a delightful semi-detached bungalow situated within a sought-after location. The property has been carefully maintained over the years and is presented in good order throughout. The property enjoys a central location within the village and therefore provides access to a range of local facilities within a short walk.

The property itself has been well maintained by the current owner and offers comfortable accommodation. It would make for a fantastic family purchase. Benefits include gas heating and double glazing. Internally the accommodation extends to an entrance hall, a family bathroom with a white suite and walk-in shower, a bright lounge with a feature window flooding the room with natural light which overlooks the rear gardens, and a fitted kitchen with a selection of wall and base units and space for a dining table and chairs. A large utility room sits off the kitchen and leads directly to the side patio area. Also to this level, you will find three large double bedrooms with wardrobes, this completes the accommodation on offer.

The outside space includes a low maintenance and well-matured rear garden with a large driveway. This is a must-see to appreciate the property on offer.







DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.80m (12'6")
Kitchen	4.30m (14'1") x 3.00m (9'10")
Utility/Sunroom	3.00m (9'10") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	4.20m (13'9") x 2.40m (7'10")
Bedroom 3	3.10m (10'2") x 2.10m (6'11")
Bathroom	3.00m (9'10") x 1.70m (5'7")

Gross internal floor area (m²): 88m²

EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

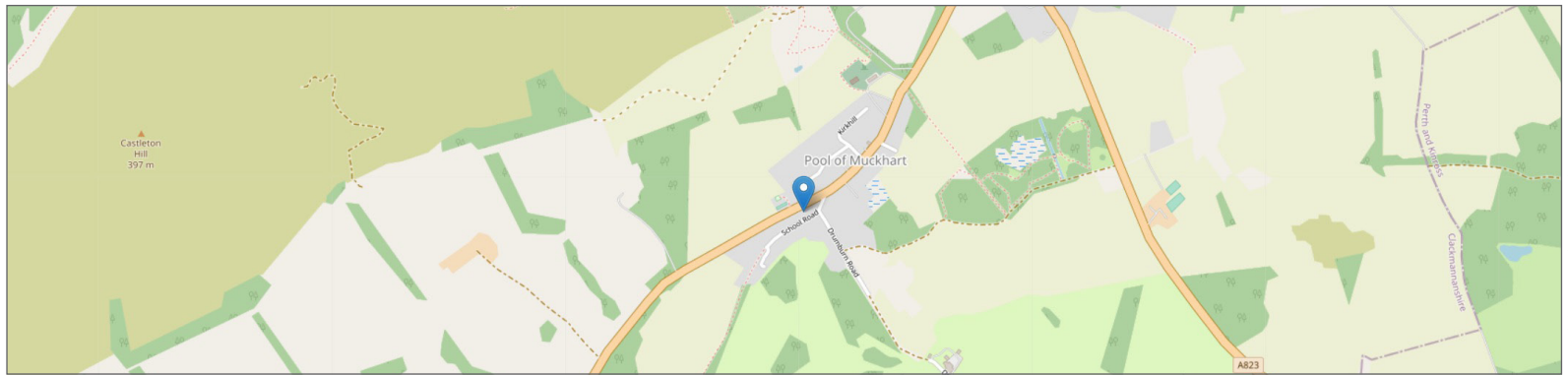


Image credit: <https://www.edinburysurvey.co.uk/comm/p4/>




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**Part
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Text and description
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