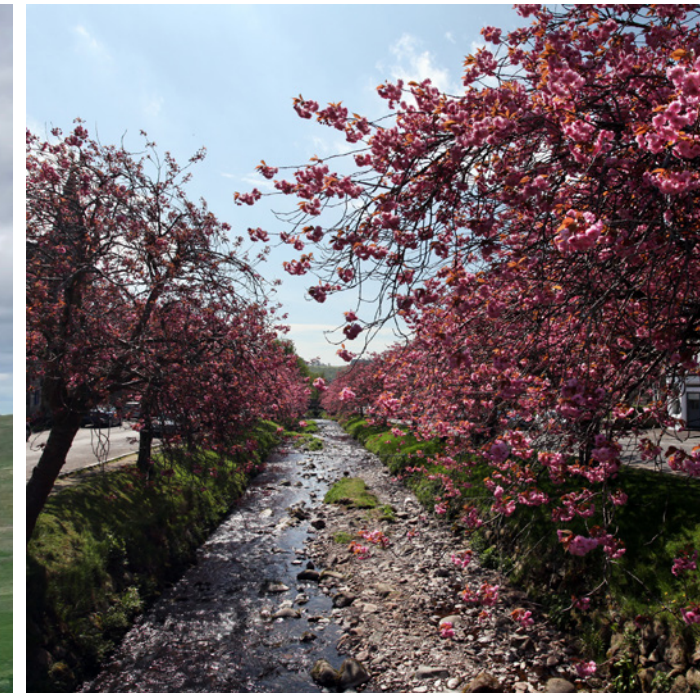




  
Solicitors & Estate Agents  
01383 660 570

**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 (m<sup>2</sup>): 88m<sup>2</sup>

EPC Rating: D

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

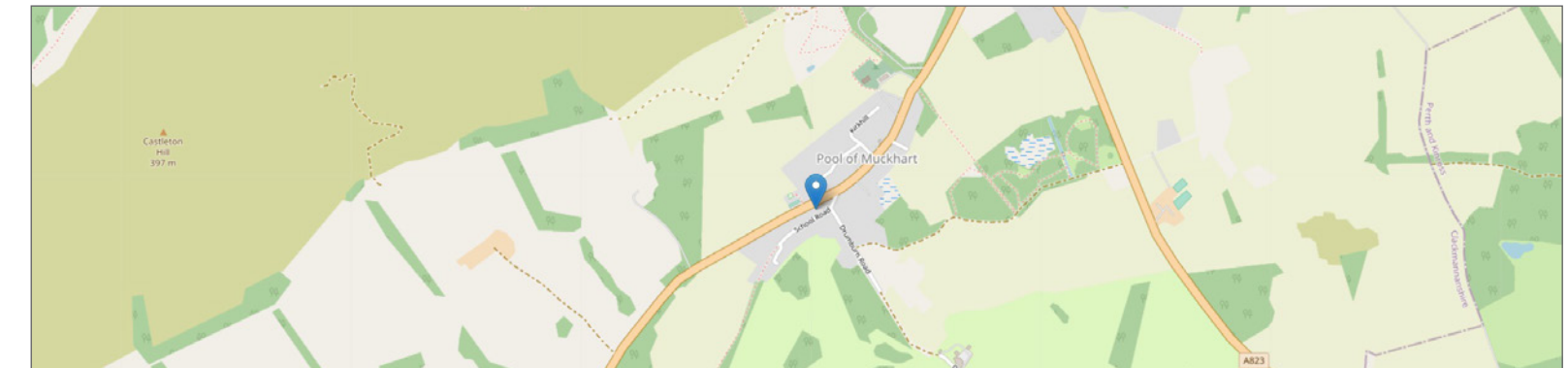


Image credit: <https://www.ordnancesurvey.co.uk/imgapi/>



# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 01383 660 570  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAY STEIN**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer