



**EASTER MUIRHEAD COTTAGE, BY
BLAIRINGONE, DOLLAR. FK14 7ND**

Easter Muirhead Cottage by Blairingone, Dollar. FK14 7ND

Dollar 3m, Blairingone 1m, Muckart 3.5m, Dunfermline 8m, Saline 3m, Kinross 9m, Edinburgh 22m, Stirling 9m, Glasgow 31m

A beautifully refurbished farm cottage located on one of Scotland's best equestrian centres adjacent to hundreds of acres of Forestry Commission land

GROUND FLOOR

- Entrance Hall
- New bathroom
- 2 large bedrooms
- New kitchen
- Large lounge
- Large cupboard spaces in hallway
- Laminate flooring throughout
- Double glazing
- New oil fired central heating

EXTERIOR

- Stunning views over the equestrian centre and lands beyond
- Drive with car parking
- Garden front & rear
- Option of 2 acres for stable
- Use of indoor & outdoor equestrian facilities
- Fantastic hacking over 500 acres and scope to rent many acres on a 5 year arrangement.

LOT 1 Cottage £190,000
HOME REPORT - £190,000

LOT 2 2.5 acres paddock @ £12,000/ac £30,000

LOT 3 Area for a garage
(where the portacabin is) £5,000

TOTAL £225,000



HOME REPORT & EPC refer to
www.packdetails.com Ref: HP345347
EPC Rating - D

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454
9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP

SITUATION

A beautifully refurbished and well proportioned two bedroom detached bungalow. It's located at one of Scotland's best equestrian centres adjacent to hundreds of acres of Forestry Commission land with public access.

The cottage is in a picturesque setting with open country views and garden. It is close to Blairingone and Dollar with access to the A91 and motorway network a 5 minute drive away. There are absolutely stunning views surrounding the cottage and it's set in a tranquil country location. Muckart Primary School is excellent and is only 3 miles away.

DESCRIPTION

Large lounge, large kitchen/dining room, 2 large bedrooms, bathroom, hallway with cupboards/wardrobes either side.

Completely renovated to include attractive laminated flooring throughout, new bathroom and kitchen. The owners having recently renovated the property to an exacting standard with attractive, modern features throughout. Both bedrooms provide lovely outlooks and a large amount of natural illumination throughout the day. The cottage is in move in condition with only cosmetic and personal touches required. Viewing is highly recommended.

Large pebbled driveway, front garden, a well fenced garden to the rear and option of 2.5 acres for stables.

OPTION OF LAND TO BUY OR RENT/LIVERY

The owner is happy to sell a couple of acres of land with the cottage (as per Lot 2). The purchasers of the cottage could use the outdoor arena (60m x 30m) for £20/week and use of the indoor arena would be £10/hour.

There is a possibility of renting additional land on a short or longer term basis.

FORESTRY COMMISSION LAND & LOCAL HACKING

There are approx 500 acres of adjacent land which is owned by the Forestry Commission who allow public access over their land.

There is a good network of bridle paths and quiet country roads in the area for hacking.

OTHER PLANNING CONSENTS

Perth & Kinross Council have given planning consent for a few other houses on the existing equestrian centre in return for the owner re-investing monies into the equestrian centre. He has recently completed the indoor arena. He is going to build a new outdoor arena (to the east of the indoor arena). There are to be a quadrangle of new houses to the south of the cottage for sale but all of the other houses are to be located to the west of the existing farm steading which is used for stabling.



Accommodation

Entrance Hall 3.8m x 1.2m (S)

Attractive entrance hall with a storm door and two windows facing south with attractive views over fields.

Bedroom 1 4.2m x 4.16m (S)

Large bedroom with mirrored glass fronted fitted wardrobes, large radiator, 2m wide window with stunning views over the equestrian lands to the south.

Bedroom 2 4.2m x 4.16m (S)

Attractive roomy bedroom with 2m wide window with excellent views to the south.

Bathroom 3m x 2.6m

Lovely newly fitted bathroom with bath, shower cubicle, wash hand basin and WC. Unusual black splash walls with sparkle effect and expelair fan.

Hallway 2.6m x 2.6m

Access corridor to the kitchen and lounge with built in mirrored wardrobes/cupboards along one wall.

Kitchen/Diner 4.65m x 3.5m (W & N)

Large airy kitchen with sink unit and wall and floor units. Breakfast bar/central island. Window to west and window and glazed door to the north and decking area.

Lounge 5.6m x 3.6m (E & N)

Large lounge with views to the east and north over decking to rear parking area, retaining wall and the rear garden.



VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

OFFERS

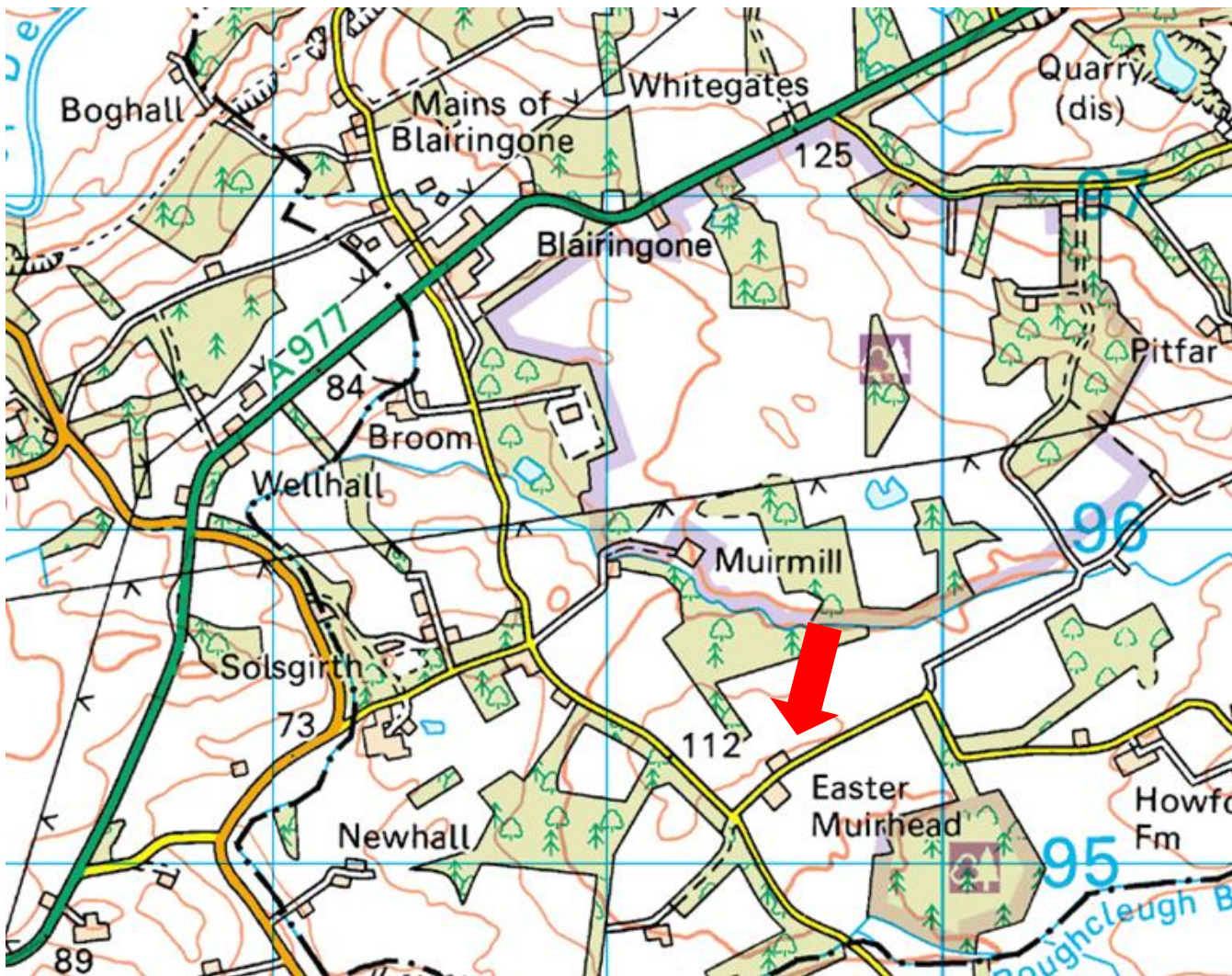
Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



Lounge



Bathroom



LOCATION PLANS

Plans produced by permission of Ordnance Survey
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DIRECTIONS

From Kincardine take the A977 to Kinross. Just short of Blairingone, turn right up a wide unclassified public road. After about a mile you pass a turnoff to the right and a few cottages. Turn first left after a further half mile and Easter Muirhead is the first property you come to. Proceed past the new indoor arena and two scenic detached cottages on your left. The cottage for sale is the next property on the left hand side. There is another house under construction on the left just beyond the cottage.

From Edinburgh, take the M90 to Kelty junction 4 and onto the Saline road A909/B914. After 3 miles, take a right on the A823 Crieff Road past Knockhill Golf Course and next right after about 4 miles signposted Saline. Turn first right and continue on this quiet unclassified public road past Tethyknowe and a riding centre and you eventually come to Easter Muirhead.



Views to the south



Views to the south