



## 3 MICHAEL BRUCE COURT, FORESTMILL, BY DOLLAR FK10 3QB

DOLLAR 3.5m   KINCARDINE 4.5m   CLACKMANNAN 5.5m   ALLOA 6m   DUNFERMLINE 11.5m  
KINROSS 13m   STIRLING 14.5m   EDINBURGH AIRPORT 29m   PERTH 29.5m   GLASGOW 32m

**BEAUTIFULLY PRESENTED 5  
BEDROOM, TWO PUBLIC ROOM  
EXECUTIVE VILLA IN THE QUIET  
HAMLET OF FORESTMILL  
LARGE CORNER PLOT WITH GARDEN  
TO SOUTH AND VEGETABLE GARDEN  
TO EAST**

**OFFERS OVER £360,000**

**SITUATION**

The house is set on the eastern edge of the small hamlet of Forestmill It is located at the end of an exclusive cluster of four large houses. Forestmill is set within the rolling countryside of Clackmannanshire straddling the Black Devon River and a few hundred yards from the A977 road which links Kincardine with Kinross.

Forestmill lies a few miles from Dollar (3.5m) and Clackmannan (5.5m), with Alloa (6m) providing more extensive shopping, leisure and sporting facilities. Hundreds of acres of forestry commission owned woodland walks, trails and paths including Gartmorn Dam Country Park sit right at the doorstep of the house. There are also a variety of activities available locally including equestrian centres and trails, golf at Kincardine, Muckhart, Alva and Gleneagles (15m), walking and mountain biking. Schooling for all ages is also to hand with primary schools at Blairingone, Muckhart and Dollar and secondary schooling at Dunfermline High, Lornshill, Alva or Dollar Academy.

For the commuter there is good access to the motorway network via the new Kincardine Bridge. The train system at Clackmannan or Polmont also connects to many areas of commerce within the central belt. For those needing to commute further afield both Glasgow and Edinburgh International Airports can easily be reached in well under 1 hour.



*South elevation of house from garden*

**ACCOMODATION**

**Ground Floor**

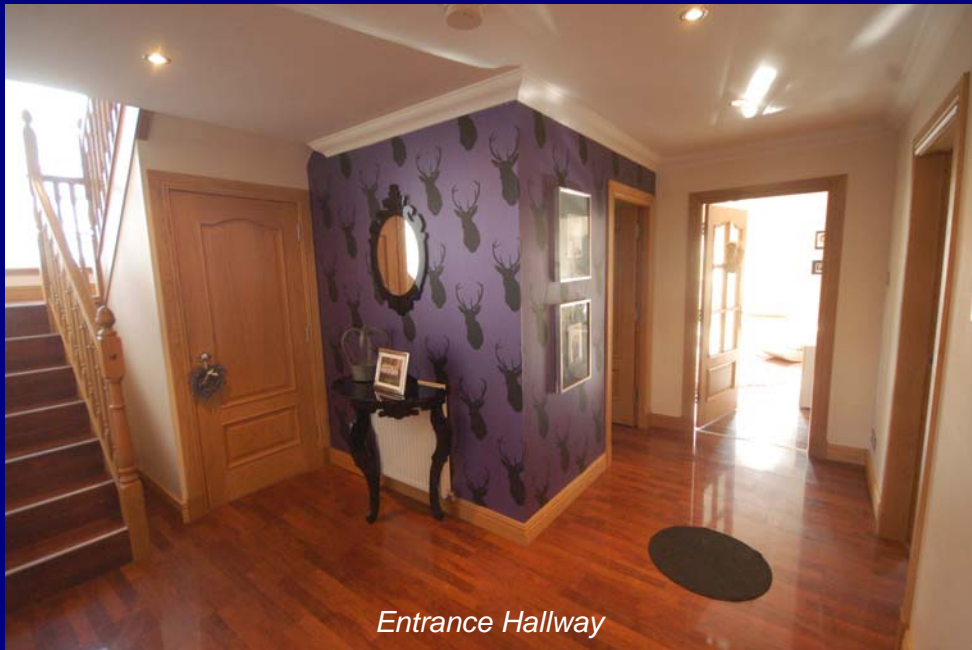
Entrance vestibule, reception hall, cloakroom, dining room, lounge, large kitchen/family room, two toilets, utility room and integral double garage

**First Floor**

Large hallway, Master bedroom with en-suite, four further bedrooms, bathroom and large storage cupboard.

**Garden**

The rear garden is large and well thought out. There is a slabbed patio area which leads from the two sets of French doors and rear door to the terraced lawn and a raised decked area at the south eastern edge. There is a fenced vegetable garden area to the north east of the house which contains vegetable plots and a greenhouse. In total, this corner plot extends to around 0.13 Hectares (0.32 acres). The front entrance to the house is monoblocked providing ample parking areas.



Entrance Hallway



Dining Room

### 3 MICHAEL BRUCE COURT:

**Gross internal floor area approx 230 sq m**

This executive family villa was built in 2006 and is set in a large end of cul-de-sac plot on the edge of Forestmill. The house has been finished to an exacting standard throughout with no expense spared.

#### GROUND FLOOR (approx 130 sq m)

COVERED SIDE PORCH 2.80m x 1.70m

ENTRANCE VESTIBULE (W,N) 1.70m x 1.70m

Partially glazed entrance door with glass panel above and to the sides, partially glazed internal door, wooden floor.

HALL / STAIRCASE (E) (5.80m x 2.30m) + (2.20m + 1.58m)

Wooden floor and ornate wooden stair banister. Partially glazed doors to Dining room, lounge, kitchen and cloakroom/toilet area.

DINING ROOM (N, E+W) 4.73m x 4.44m max

Ideal room for entertaining. Wooden floor with downlighters from ceiling. Fireplace with gas fire. Partially glazed double doors to hallway. French doors and bay windows to front patio area.

CLOAKROOM (E) 2.20m x 1.52m

Hanging area with sliding double glass fronted cupboards.

TOILET (E) 2.20m x 1.57m

Toilet, whb. Storage cupboards.

LOUNGE (S,E) 4.80m x 4.50m

Lovely large room with windows south and west and patio doors to rear decking and gardens. Wood effect flooring. A light and spacious room ideal for entertaining. French doors to patio and garden.

KITCHEN/FAMILY ROOM (S) 6.00m x 4.50m

Very large kitchen/family room thoughtfully designed for family living. Island breakfasting area. Granite worktops. Two electric hobs. Integrated oven and grill/microwave with extractor fan hood, plumbing for a dishwasher. French doors to patio and garden

HALLWAY (S) (2.30m x 1.20m) + (1.60m x 1.00m)

With door to back garden and patio.

UTILITY ROOM (S) 3.60m x 2.30m (widest)

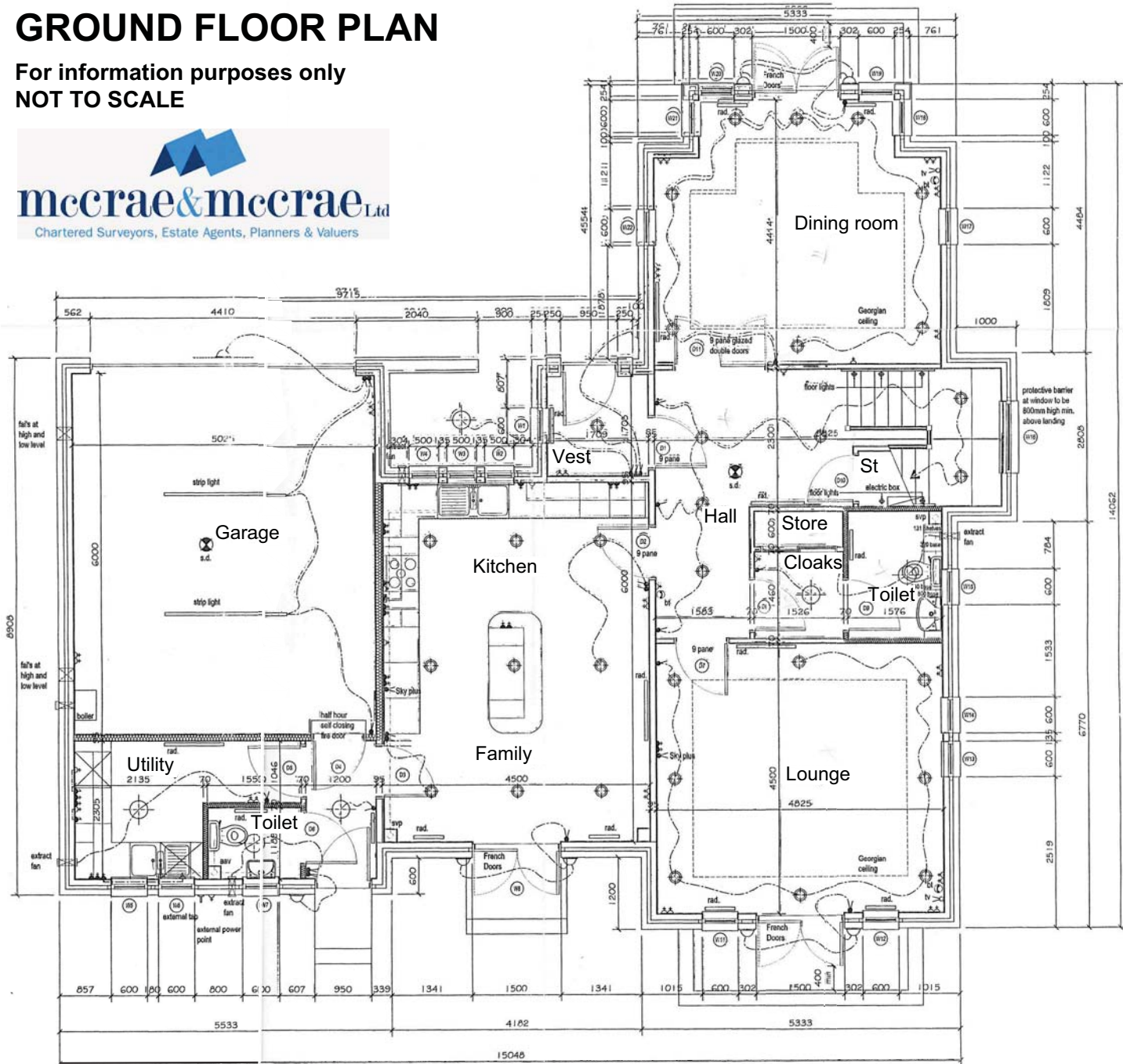
Plumbed for washing machine. Sink and drying area. Ample storage space and space for deep freezer

TOILET (S) 1.55m x 1.19m

Small family toilet with whb and toilet.

# GROUND FLOOR PLAN

For information purposes only  
NOT TO SCALE





Hallway wc



Lounge



Kitchen



Kitchen

## **DOUBLE GARAGE (approx 30 Sq m)**

Integral double garage which is accessed from the rear hallway off the kitchen. The garage is spacious, incorporating electrics and strip lighting. Concrete floored with up and over remote control. Up and over door.

## **FIRST FLOOR (approx 95 Sq m)**

The first floor offers spacious family living space. The hall is wide and long and affords areas for seating and a recess suitable for a desk and computer. The hallway and all the bedrooms are wired for television, internet and telephone.

LANDING	(E,W)	(6.0m x 2.3m)
HALL	(N,W)	(6.7m x 2.0m (widest)) + (2.90m x 1.70m)

Large, open hall with wooden flooring. Seating area on upper landing and enclave office area in hallway wired for computer. Storage cupboards (1.50m x 1.00m) + (1.20m x 0.50m)

## **MASTER BEDROOM**

WITH EN-SUITE	(N,W)	4.15m x 3.83m
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Lovely master bedroom with views over back garden. Large inbuilt sliding mirrored cupboards. En-suite bathroom.

EN-SUITE	(N,W)	2.80m x 2.73m
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Large en-suite bathroom with deep freestanding bath, wc and whb, double shower. Tiled floor.

BEDROOM 2	(N,W)	4.82m x 3.39m
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Good sized double bedroom with wooden flooring and double sliding mirrored wardrobes. TV connection in corner. Balcony

BEDROOM 3	(N)	3.62m x 2.91m
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With mirrored cupboard/wardrobe, wooden flooring, good size double room currently utilized as a games/toy room

BEDROOM 4	(S)	3.62m x 3.37m
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With deep cupboard/wardrobe, good size double room, lovely views over garden. Wooden floored. Attractive coombed ceilings.

FAMILY BATHROOM	(S)	2.40m x 2.20m
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With Jacuzzi bath, shower, wc and wash hand basin, half tiled walls. Tiled floor.

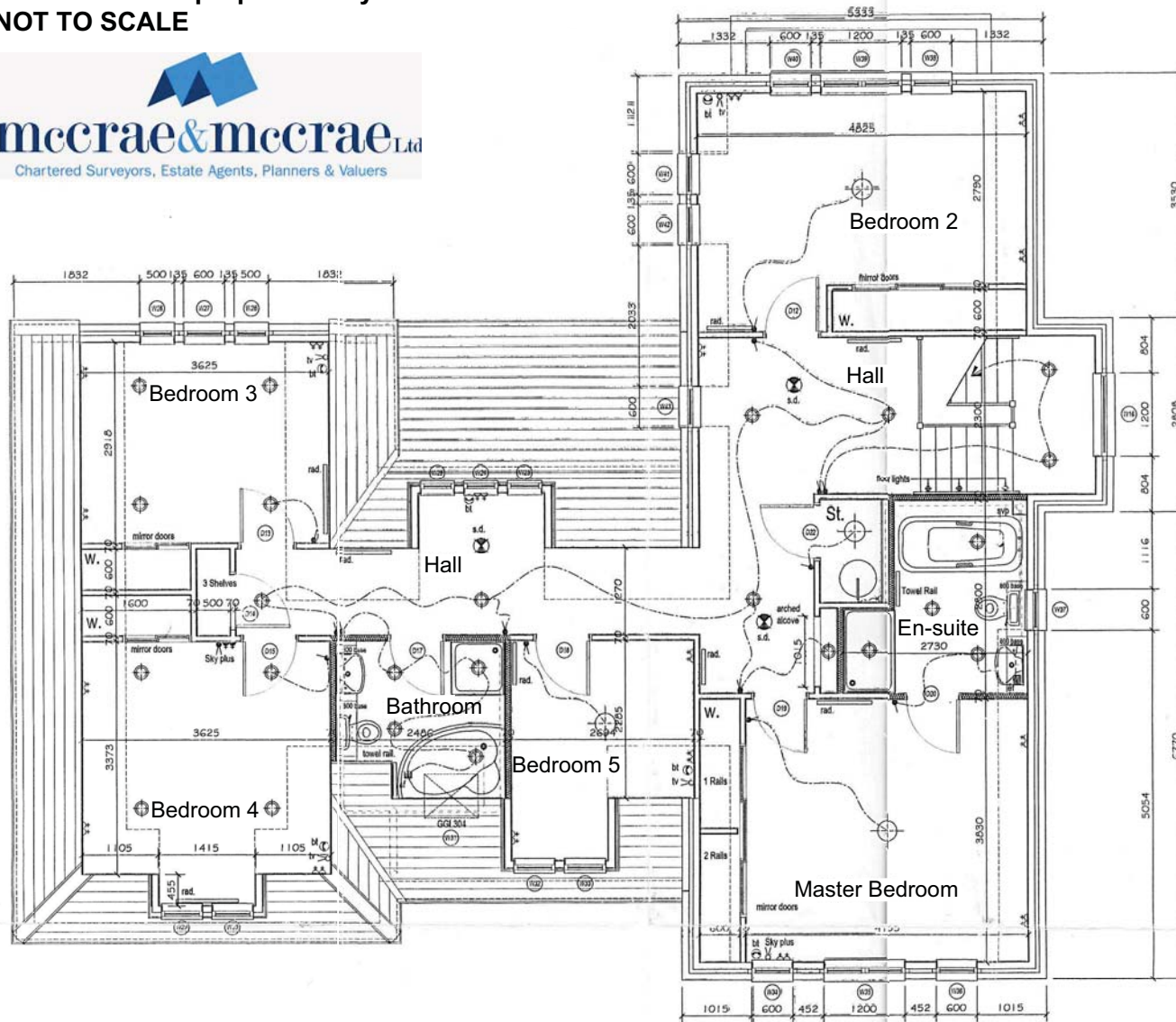
BEDROOM 5	(S)	2.69m x 2.28m
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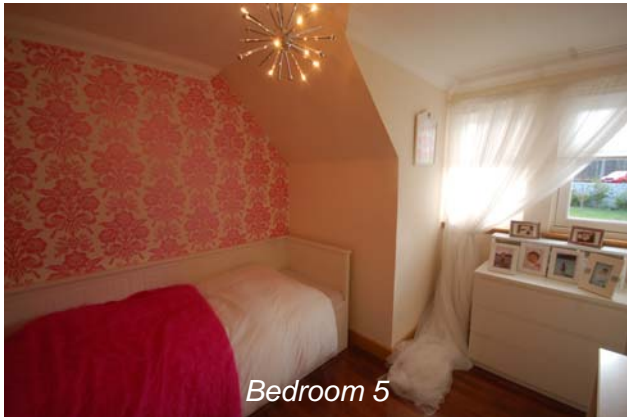
Medium sized bedroom with wooden floor. Lovely views over rear garden



# FIRST FLOOR PLAN

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Bedroom 5



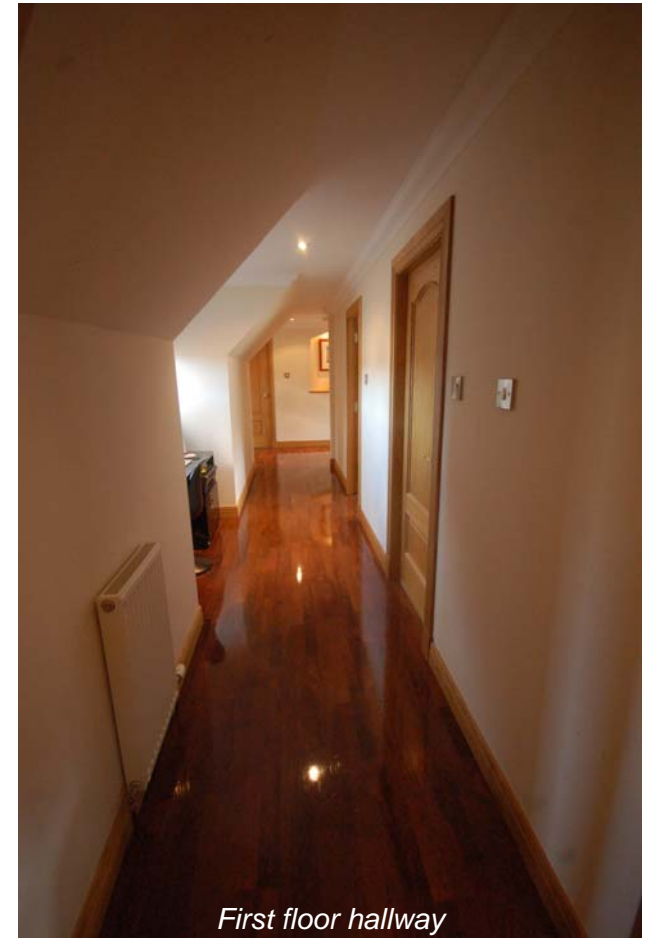
Family bathroom



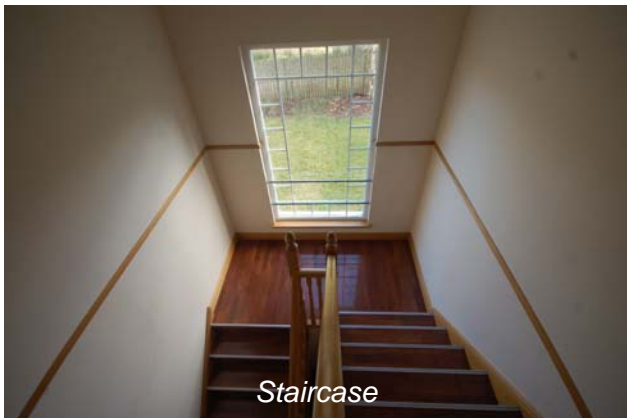
Bedroom 3



Bedroom 2



First floor hallway



Staircase



First floor hallway to landing



View from stairs over garden



## THE GARDEN AS A WHOLE

The landscaped garden extends to about 0.32 of an acre, including lawned area, vegetable patch and extensive patio for barbeques and outside entertaining. It has a raised decking area in the south east corner of the garden where there is currently a childrens playhouse. This area would be ideal for a sunroom, subject to necessary consents. The garden is well stocked with a large variety of attractive plants.

## DIRECTIONS

From Edinburgh, head for the new Kincardine Bridge. Follow the signs for the A977 road to Kinross. Forestmill is the first village you see after the Gartarry roundabout. On entering the village turn first right and then first left. Proceed to the end of the road and the house sits on the far right at the end of the cul-de-sac.

From Alloa follow the Clackmannan Road (A907) heading towards the Kincardine Bridge. At the Gartarry roundabout take the 1<sup>st</sup> exit onto the A977. Continue on the A977 for 2.5 miles to Forestmill. Upon entering the hamlet turn right and first left. Proceed as above.



*South and east elevations of house*



*Vegetable patch*

## SERVICES/COUNCIL TAX

The house is served with mains water, electricity and gas. It has oil fired central heating. Council Tax band G

## 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 there from. 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. Details prepared April 2012.

## CLOSING DATE/ITEMS INCLUDED IN THE SALE

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. The carpets, floor coverings and curtains are included in the sale.

## VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd.

## OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



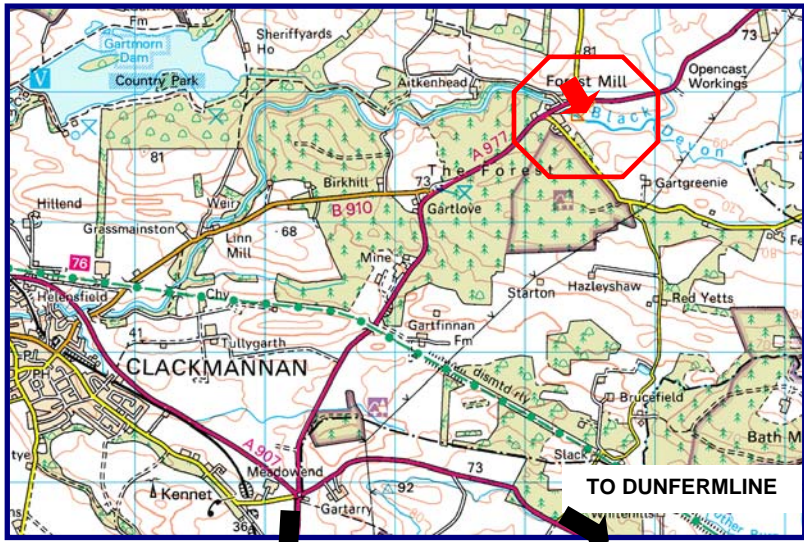
*Garden and decking area*



*Adjacent play park*



*View to the east*



**LOCATION PLANS**

TO KINCARDINE

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