

1 Easter Muirhead Cottages, By Blairingone, Dollar, FK14 7ND



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Refurbished farm cottage, located on one of Scotland's best equestrian centres

Adjacent to hundreds of acres of Forestry Scotland land

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

No. 1 (front cover on the left)

Entrance Hall
New bathroom
2 large bedrooms
Kitchen & large lounge
Large cupboard spaces in hallway
Laminate flooring throughout
Double glazing & new oil-fired central heating
Scope to extend to the west

Option of up to 2.6 acres of adjacent grass paddocks
@ £15,000/ac

Exterior

Views over the equestrian centre and lands beyond
Car parking driveway
Gardens front & rear
Use of indoor & outdoor equestrian facilities (not for free)



Offers over £150,000

Home Report value £160,000

SITUATION

An attractive two bedroom, semi detached cottage. It is located at one of Scotland's best equestrian centres adjacent to hundreds of Forest and Land Scotland acres with public access.

The cottage has 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 five minute drive away. Muckhart Primary School is excellent and is only three miles away.

DESCRIPTION

The cottage has a large lounge, large kitchen/dining room, 2 large bedrooms, a bathroom and a hallway with cupboards/wardrobes either side.

The owners have renovated the property to a reasonable standard with attractive features including laminated flooring throughout. The bedrooms have lovely rural outlooks and a large amount of daylight throughout the day. The cottage is in move-in condition with only cosmetic and personal touches required. Viewing is highly recommended.

There is a front garden, a well fenced garden to the rear and an option of 2.6 acres for horses.

OPTION OF LAND TO BUY OR RENT WITH THE COTTAGES

The owner is happy to sell about 2.6 acres of land with cottage No1. Full livery and use of the Easter Muirhead

facilities and indoor and outdoor arenas is £550 per month. If the new owners purchased some land they could then build stables on it, subject to securing planning consent, and the use of the indoor and outdoor arenas would then only be £50 per week.

FORESTRY AND LAND SCOTLAND & LOCAL HACKING

Forestry and Land Scotland have around 500 adjacent acres with public access. 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. The owner has recently completed the indoor arena and he is going to build a new outdoor arena (to the east of the indoor arena). There is planning consent for a quadrangle of four new houses to the south of the cottages but all of the other houses (two chalets and two other houses) are to be located several hundred yards to the west of the existing farm steading.

No. 1 Easter Muirhead Cottages Accommodation

Entrance Hall 1.30m x 1.12m (S)

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

Hallway 3.8m x 1.12m, 1.7m x 1.12m

Bedroom 1 3.6m x 3.6m (S)

Large bedroom with a wide window with stunning views over the equestrian lands to the south.

Bedroom 2 4.4m x 3.6m (S)

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

Bathroom 3.15m x 3.00m

Lovely fitted bathroom with bath, wash hand basin and WC.

Kitchen/Diner 4.25m x 3.5m (N)

Large airy kitchen with sink unit and wall and floor units. Door and window to north. Access to rear garden.

Lounge 4.8m x 3.7m (E & N)

Large lounge with views to the south. Open fireplace.

Attic

There is scope to convert the attic to form two rooms with Velux windows. This has been done in the neighbouring cottage.

Attic Room 1 4.2m x 2.9m Velux window installed

Attic Room 2 4.2m x 3.5m Velux window installed

A new boiler has been installed by the seller.

Front Garden 16 x 4m

Rear Garden 16 x 14m

House and existing garden 24 x 14m (0.09ac)







Front garden



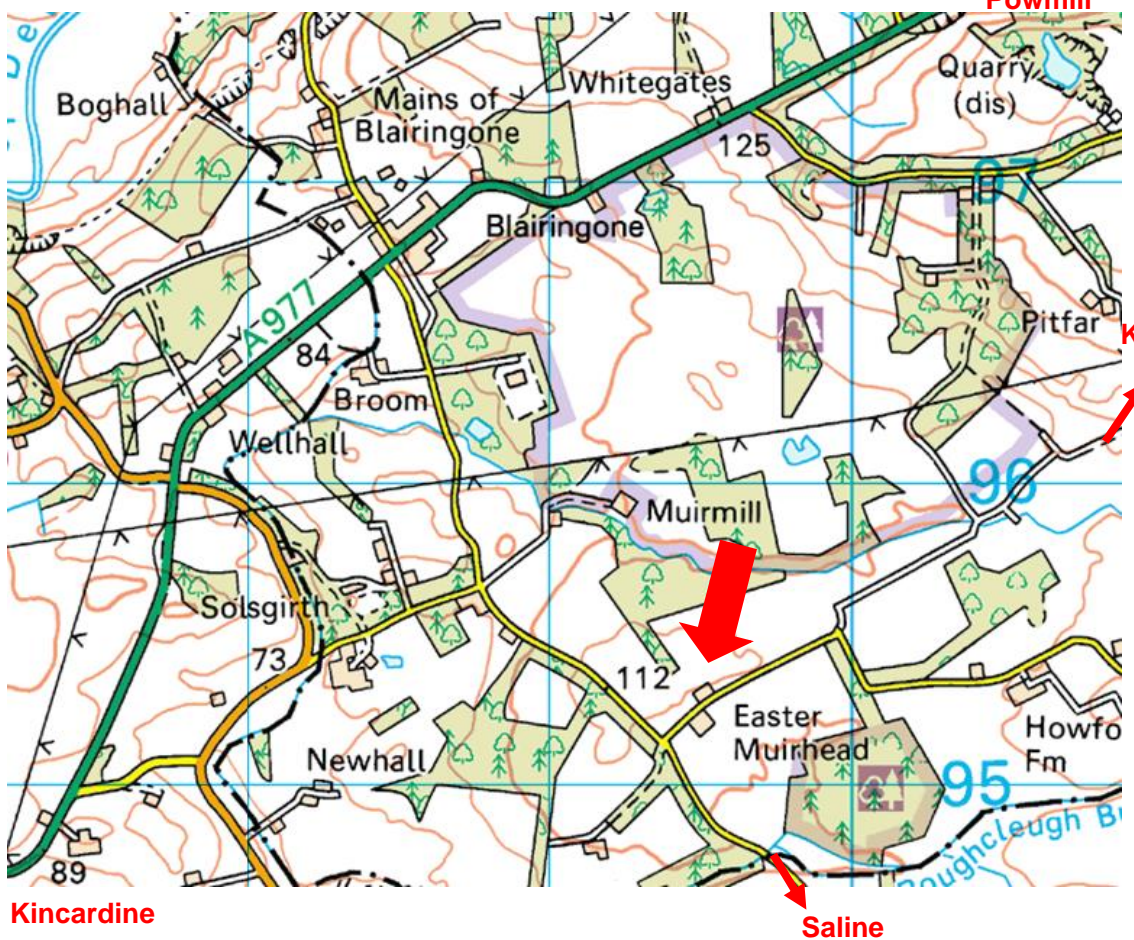
Rear Garden



There is scope to extend over part of the foreground

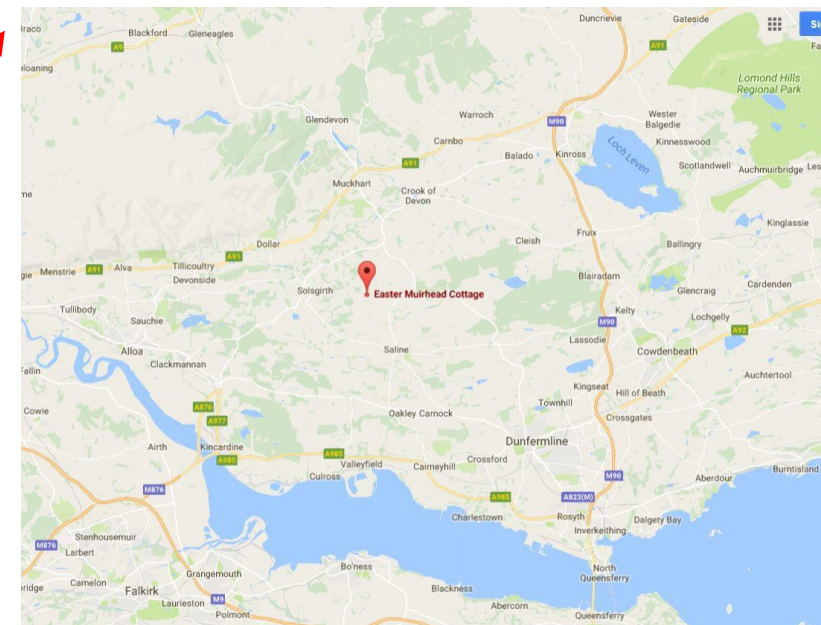


No1 is on the right hand side



LOCATION PLANS

Plans produced by permission of Ordnance Survey License No. 1000011808



DIRECTIONS

From Kincardine take the A977 towards Kinross. Just short of Blairingone, turn right up a wide unclassified public road. After about a mile you pass a turn off 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. Go past the new indoor arena and the two detached cottages for sale are on your left. There are two other houses beyond the cottages for sale.

From Edinburgh, take the M90 to junction 4 (Kelty) and head onto the Saline road A909/B914. After 3 miles, take a right on the A823 Crieff road past Knockhill Racing Circuit and next left after about 4 miles signposted Saline. Turn first right and continue on this quiet unclassified public road past Tethyknowe and Dollar Equestrian riding centre and you eventually come to Easter Muirhead. The cottages for sale lie on the right hand side just before the big indoor arena.

Cottage No.1 (red outline).
The red area shows the cottage
with front and rear garden
24x14m (0.09acres).

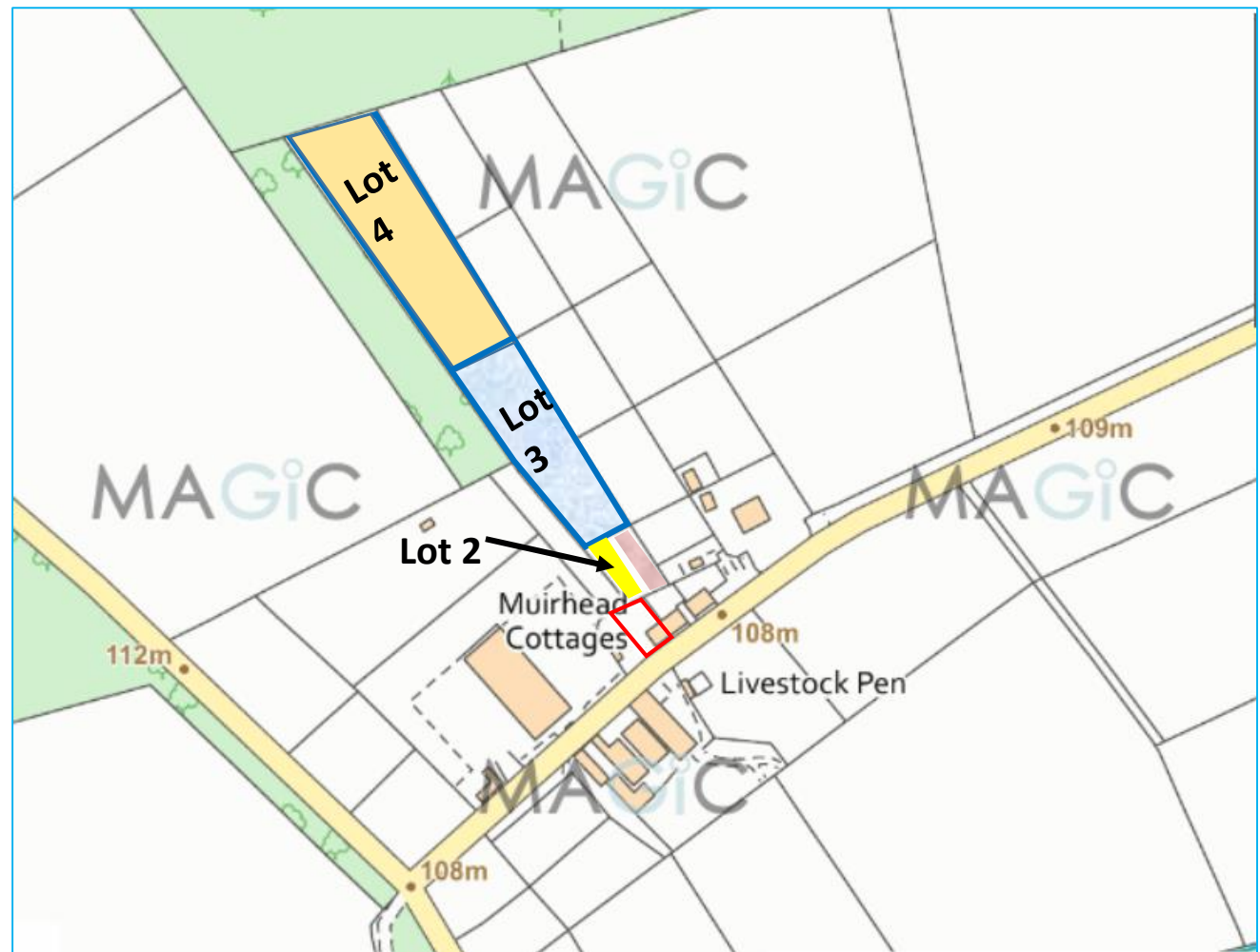
Lot 2 (yellow) 37x17m 0.15 acres

Lot 3 (blue) 1 acres

Lot 4 (orange) 1.45 acres

Total 2.6 acres

The paddock option area is
sheltered by a belt of trees to the
west and trees to the north.



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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).

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 measures 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. The sellers reserve the right to remove plants from the garden.

