



3 Michael Bruce Court, Forestmill, By Dollar, FK10 3QB



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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

Dollar – 3.5 miles, Kincardine – 4.5 miles, Clackmannan – 5.5 miles, Alloa – 6 miles, Dunfermline – 11.5 miles, Kinross – 13 miles, Stirling – 14.5 miles

## 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, Lornshell, 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

**Offers Over £365,000**  
**Home Report £380,000**



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD  
Telephone: 01383 722454 Fax : 01383 621180

## **ACCOMMODATION**

### **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.

### **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

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

Large en-suite bathroom with deep freestanding bath, wc and whb, double shower. Tiled floor.

BEDROOM 2 (N, W) 4.82m x 3.39m

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

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

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

With Jacuzzi bath, shower, wc and wash hand basin, half tiled walls. Tiled floor.

BEDROOM 5 (S) 2.69m x 2.28m

Medium sized bedroom with wooden floor. Lovely views over rear garden





Hallway WC



Lounge



Kitchen



Kitchen



## THE GARDEN AS A WHOLE

The rear garden is large and well thought out beautifully landscaped, it extends to about 0.32 acres. The garden is well stocked with a large variety of attractive plants. 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 deck area at the south eastern edge. There is a fenced vegetable garden to the north east of the house which contains vegetable plots and a greenhouse. In total, this corner plot extends to around 0.13 HA (0.32 acres). The front entrance to the house is monoblocked providing ample parking spaces.

## 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.

## SERVICES/COUNCIL TAX

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



North Facing Elevation

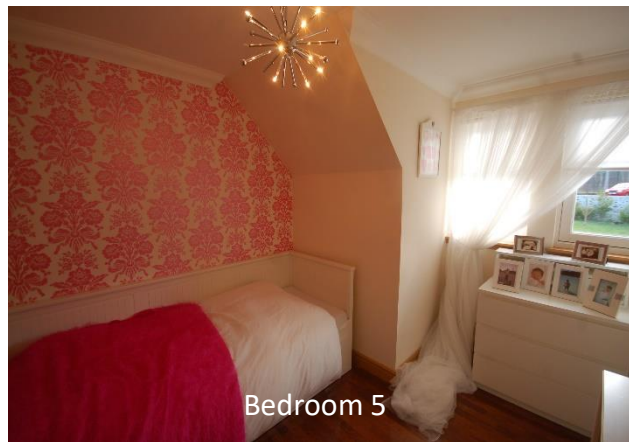


East facing Elevation









Bedroom 5



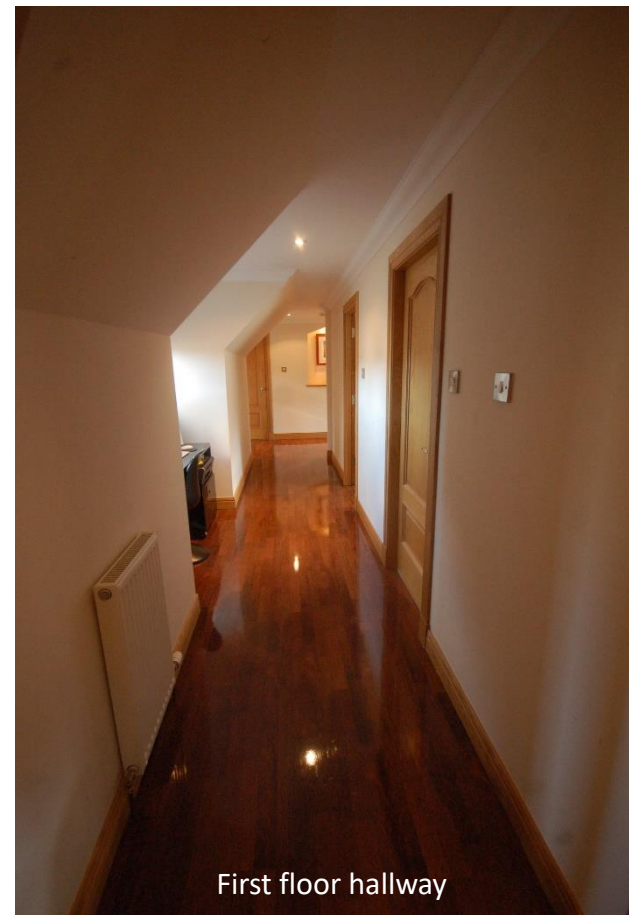
Family Bathroom



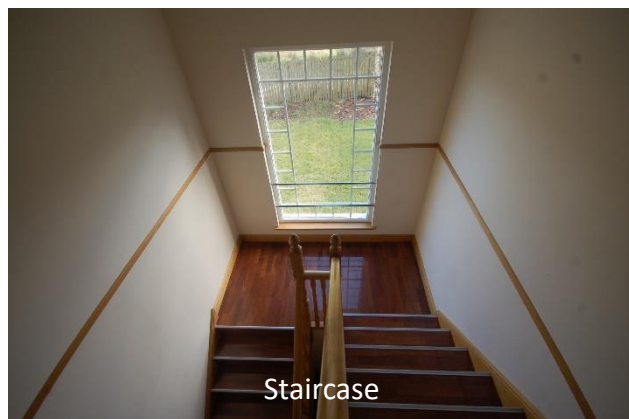
Bedroom 3



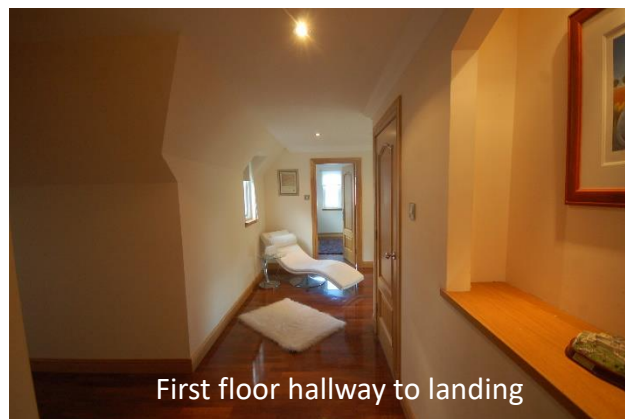
Bedroom 2



First floor hallway



Staircase



First floor hallway to landing



View from stairs over garden



## Viewing and Registering an Interest

Viewing of the property is strictly by prior appointment only with the 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, specifications, descriptions and photographs are given as a guide and no liability can be accepted for any errors arising therefrom. Several of the photos are of other completed houses to illustrate finishes. No responsibility is taken for any error, omission or mis-statement in the particulars, during negotiations or in any other representation.

## 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.



Garden decking and playhouse



Nearby play park



View to the east



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View of south facing garden and decking