



1 Mount Stuart Cottage, Glendevon
Dollar, Clackmannanshire FK14 7JX

Offers Over £172,500

County Estates are delighted to present to the market
1 Mount Stuart Cottage, Glendevon.

Charming semi-detached cottage set in extensive garden grounds in a fabulous rural setting with ample parking and wooden garage within the village of Glendevon.

The property requires full modernisation and upgrading throughout but once complete would make a fantastic family home and comprises of: Storm porch, entrance hallway, lounge, dining room and a fitted kitchen. There is a utility area with a separate w.c and a family bathroom. On the upper level there are two good sized double bedrooms completing the accommodation on offer. The property is surrounded by beautiful, mature garden grounds to the front, side and to the rear with a parking area and wooden garage. Viewing is highly recommended to appreciate the accommodation on offer.

The village of Glendevon is close to the village of Muckhart where you can find local amenities such as a mobile post office, convenience store and The Muckhart Inn. Approx 10 miles from Kinross which gives access to the motorway networks to Perth, Edinburgh and Glasgow.



Storm Porch

Wooden doors give access to the storm porch which in turn leads to the entrance hallway.

Entrance Hallway

6' 3" x 4' 7" (1.90m x 1.40m)

Carpeted entrance hallway which provides access to the lounge, dining room, family bathroom and the staircase to the upper level.

Lounge

19' 5" x 11' 11" (5.91m x 3.63m)

Good size lounge with bay window overlooking the front of the property and a further two windows to the side. There is a stone fireplace with an open fire and carpeted flooring. Access to the utility room.

Dining Room

19' 5" x 12' 0" (5.91m x 3.65m)

The dining room has a bay window overlooking the front and a further window to the rear, with an open fire with cast iron inset and wooden surround. Access to the kitchen.



Kitchen

16' 3" x 9' 3" (4.95m x 2.82m)

Fully fitted kitchen with a range of wall and base units with a Rayburn stove, ceramic hob and electric oven. There is an under-counter fridge, tiled flooring, window overlooking the front and two doors, one leading to the front and the other providing access to the rear garden.

Family Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

The family bathroom is located downstairs and has a white three piece suite with a shower from the mixer taps. An opaque window to the rear and under window storage.

Utility room

The utility room is to the rear and is partially tiled with vinyl flooring and has a washing machine, freezer and a tumble dryer. A fully glazed door gives access to the rear garden and access is also provided to the w.c.

W.C

4' 6" x 2' 11" (1.37m x 0.89m)

The downstairs w.c is partially tiled and has a white wash hand basin and w.c, with a window to the side and a built-in storage cupboard housing the hot water tank.





Upper Hallway

Carpeted upper hallway with a small storage cupboard and skylight. Access is provided to the two bedrooms.

Principal Bedroom

15' 10" x 13' 8" (4.82m x 4.16m)

Good size principal bedroom has a bay window overlooking the front and a small window to the side. There is an original fireplace with a cast iron inset, carpeted flooring and ample room for free-standing furniture.

Bedroom 2

14' 0" x 11' 8" (4.26m x 3.55m)

Second double bedroom has a bay window overlooking the front with a built-in wardrobe and further eave storage.

Heating & Glazing

The property is heated by an electric heating system and is mainly single glazed with secondary glazing, with the exception of the downstairs w.c which has a double glazed window.

Gardens

The property sits in extensive mature garden grounds to the front, side and rear, mainly laid to lawn with mature trees and a wooden garden shed and greenhouse. The elevated rear garden has wonderful views of the surrounding countryside.

Driveway & Garage

There is a chipped driveway to the side of the property providing off-street parking for approx 3/4 vehicles and a wooden garage.



Included Extras

Included in the sale of the property are all fixtures and fittings, floor coverings, light fittings, blinds, curtains and curtain poles. The Rayburn stove, ceramic hob and electric oven in the kitchen and the freezer, washing machine and tumble dryer in the utility room. (No guarantees or warranties on appliances).

Home Report

To view this home report please email us on:
admin@county-estates.net

