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Cairns Place, Muckart, Dollar Offers Over £219,995

Three Bedroom Mid-Terrace Bungalow | Freehold

Set in the picturesque village of Muckhart near Dollar, this three-bedroom mid-terrace bungalow offers a superb opportunity to modernise and personalise a well-laid-out home on a generous plot with a peaceful and private rear garden.

The property enjoys a quiet position and sits behind a neat front lawn featuring a charming cherry blossom tree. A driveway formed of tarmac and stone chips provides ample off-street parking and leads to a detached garage. To the rear, the home opens out to a large, secluded garden, laid to lawn and buffered by mature trees for added privacy.

Internally, the layout is spacious and practical, centred around an open-plan L-shaped lounge and dining area with a fireplace and access to a bright conservatory. The kitchen is fitted with white cabinetry, an electric oven, hot plate and hob, and has space for a freestanding fridge and washing machine.

The hallway includes multiple built-in storage cupboards, and the accommodation extends to three well-proportioned bedrooms positioned to the rear of the property. A newly fitted modern shower room with sleek grey tiling brings a contemporary touch.

The property is double glazed and benefits from electric heating. With a little upgrading, this could be transformed into a stylish and comfortable home in a highly desirable setting.

Cairns Place is located within the tranquil village of Muckhart, a charming rural community known for its beautiful countryside surroundings and village golf course. The nearby town of Dollar provides a range of everyday amenities including independent shops, cafés and Dollar Academy, one of Scotland's top-performing schools. Larger supermarkets and further amenities are available in Alloa, just 8 miles away, while the cities of Stirling, Perth and Dunfermline are also within easy reach for commuting and day-to-day needs.

A fantastic opportunity to create a home in a quiet yet well-connected location, perfect for downsizers, first-time buyers or those seeking a countryside retreat.

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Council Tax Band: E

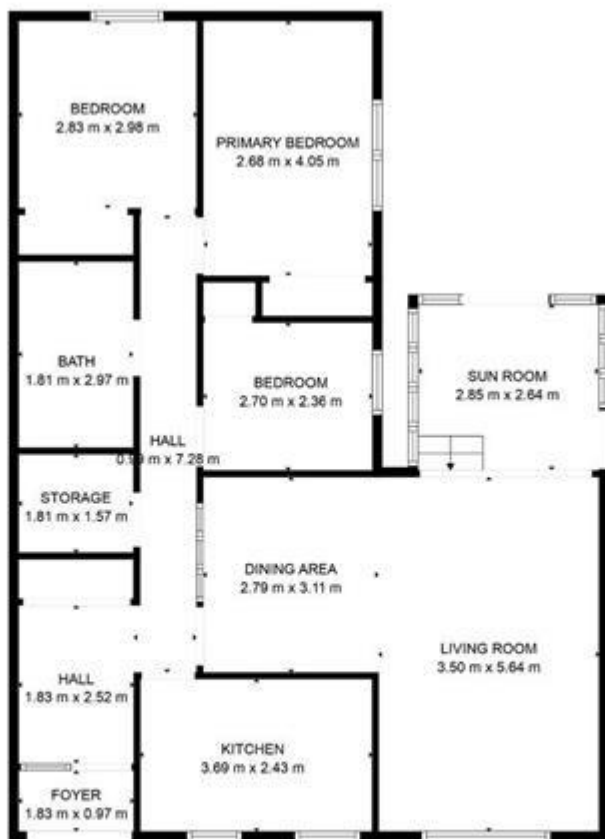
Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden

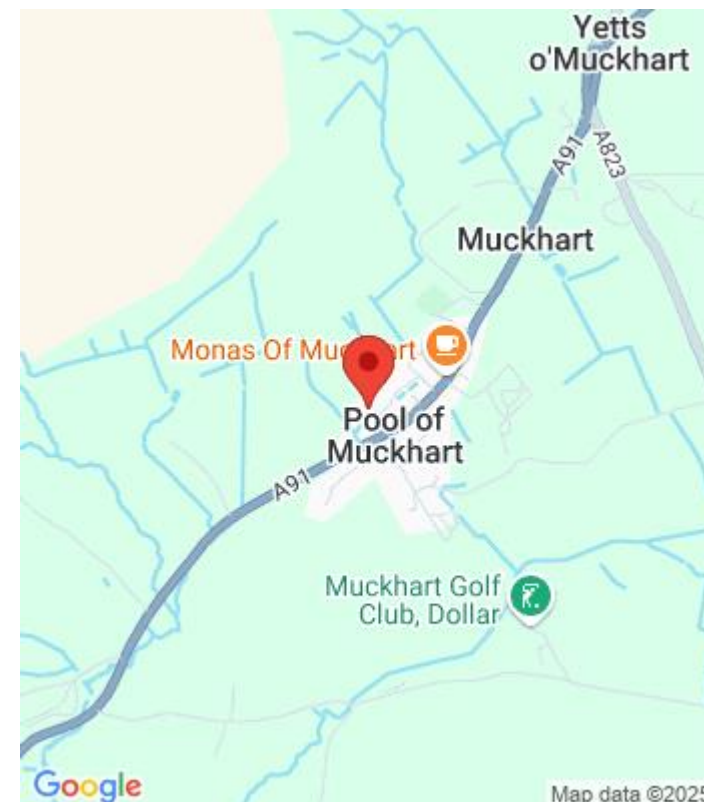


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 98 m2
FLOOR 1: 98 m2
EXCLUDED AREAS: STORAGE: 3 m2

FLOOR PLAN CREATED BY COMBURA APP MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-)	A	(92-)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

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56

66

40

Viewing by appointment only
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