

LOCHY FAULDS UPPER HILLFOOT ROAD, DOLLAR FK14 7PL

HARPER & STONE  
ESTATE & LETTING AGENTS





# LOCHY FAULDS UPPER HILLFOOT ROAD

DOLLAR, FK14 7PL

## PROPERTY FEATURES

- A well designed 5-bedroom detached family home
- Enjoying prime positioning within the town of Dollar
- Outstanding views over Dollar and the surrounding countryside
- Close proximity to Dollar Academy and Strathdevon Primary School
- The property extends to approximately 217 square meters
- Beautifully presented throughout
- Principal suite with dressing room and ensuite shower
- Jack and Jill shower room servicing the 2 rear-facing bedrooms
- Stunning garden grounds to the front, side and rear
- Early viewing strongly advised

Welcome to this stunning detached house located in the picturesque town of Dollar, which Harper & Stone are delighted to be marketing. This family home boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With four spacious bedrooms and three bathrooms, there is plenty of room for everyone to enjoy their own space and privacy. Built in 2004, this modern property offers the perfect blend of contemporary design and functionality. It provides a peaceful retreat from the hustle and bustle of everyday life while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to make this house your home and enjoy the best that Dollar has to offer.

The accommodation is portrayed as below:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Study, Utility Room and Cloakroom.

Mid Floor: Landing, Lounge.

First Floor: Landing, Four Bedrooms, Jack and Jill Ensuite Shower Room and Bathroom.

Entry to the property takes you into the vestibule, which in turn leads to the hallway from where the lower accommodation flows. The entrance hall makes a hospitable first impression with classic engineered oak flooring. On the right is the front facing lounge, a welcoming room with living flame gas fire set within a solid wooden surround and marble hearth. The recessed bay window is a lovely feature and takes in the picturesque aspects to the front.

To the left is Bedroom 5, currently used as an office and a real bonus for remote working. To the rear is the dining room, a generous space with French doors which open to steps leading into the garden. This room is currently utilised as a playroom, another option would be to use it as another bedroom. Also to the back of the house is the functional dining kitchen, an extremely welcoming room, again with French doors opening to the garden. The dining space comfortably accommodates a 6-8 placed table.

The kitchen offers a good selection of wall, base units and pan drawers in dove grey along with and complementary wooden effect work tops. Integrated appliances include a 5 ring gas hob, electric double oven, microwave, dishwasher and fridge. There is potential to open the kitchen/dining room through to the formal dining room to create a living/dining/kitchen space, a popular option for modern day living. The utility room sits at the back of the kitchen and offers extra storage, a stainless steel sink, spaces for 2 freestanding appliances and access to the garden via the back door. Returning to the hallway, the cloakroom completes the accommodation on this level offering vanity sink and WC.

Next to the cloakroom, stairs lead down to a small vestibule from where the garage can be accessed. The double garage has up and over electric doors as well as pedestrian access from the back of the house. It is a multi functional space offering options to convert it into a







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studio/fitness room/office – the opportunities are limitless. There is power, light and a corner storage cupboard where the boiler is housed.

Heading up a short staircase is the formal lounge which gives the 'wow' factor to this lovely home. Double partially glazed doors open to this light, bright tranquil room presenting floor to ceiling picture window with central French doors opening to a Juliet balcony. There is a recessed ceiling with surrounding spotlights and a living flame gas fire set within a brass and marble effect surround. Two windows at the back of the room allow natural light to flow in with the French doors offering the most spectacular views of the surrounding countryside and beyond.

Continuing up to the first floor is the upper landing giving access to the upper living. The principal suite hosts main bed chamber, dressing room and ensuite shower room. The bedroom is front facing with dual aspect windows. Double doors open to the dressing room, a generous room with a selection of freestanding wardrobes. From here is access to the ensuite shower room with walk in shower, vanity sink and WC. The two rear-facing bedrooms are good-sized doubles, there is a Jack and Jill bathroom servicing both of the bedrooms, with shower, vanity sink with storage and a WC. Completing the first floor living is the family bathroom with jacuzzi bath, walk-in shower, classic vanity unit with basin and WC.

Externally, the property has garden grounds to the front, side and rear. The front garden is bound by a traditional stone wall and is laid to lawn with an abundance of mature plants, trees and shrubs. The driveway lends itself to ample parking in front of the double garage. Heading to the back of the house is the large, private South facing rear garden. There is a cornucopia of outdoor seating areas to follow the sunshine throughout the day. A mixture

of lawn, raised decking and patios make this the perfect outdoor entertaining setting. There is again a lovely selection of mature shrubs, plants and trees with a small pond completing this characterful space. There is also a barbecue hut (aka Hobbit hut!) in the right-hand corner of the garden set on the decked area which is included in the sale. It is a wonderful feature, ideal for family and friends to enjoy all year round. Also included in the sale is the hot tub, another outside element to be relished by all.

Once seen, Lochy Faulds will leave a lasting impression; it has been and will continue to be a happy family home. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful property.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances, with the exception of the curtains in bedroom 3. Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band C  
Water: Mains  
Sewage: Mains  
Heating: Gas  
What3words Navigation:///venue.really.pulps

Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general

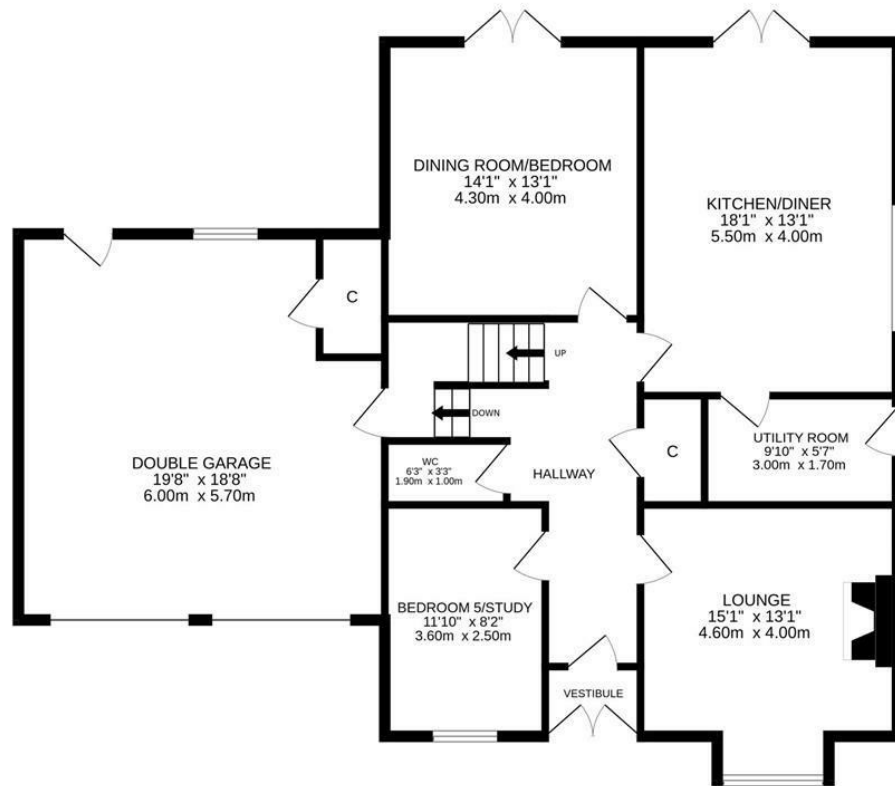
store, post office, delicatessen, butchers, beauty salon and hairdressers, cafes, opticians, a restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





GROUND FLOOR



1ST FLOOR

