

KIRKBANK 28 DEVON ROAD, DOLLAR FK14 7EY

HARPER & STONE
ESTATE & LETTING AGENTS





KIRKBANK 28 DEVON ROAD

DOLLAR, FK14 7EY

PROPERTY FEATURES

- *****CLOSING DATE FRIDAY 31ST MAY 2024 AT 12PM (NOON)*****
- Delightful 4 bedroom detached family home
- Enjoying prime positioning within the town of Dollar
- Close proximity to Dollar Academy and Strathdevon Primary School
- The property extends to approximately 225 square meters
- Beautifully presented throughout
- Mature private garden grounds
- Garage and private driveway offering off road parking
- First time to the open market in 35 years
- Early viewing strongly advised

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Harper & Stone are delighted to bring to the open market Kirkbank in the sought-after Town of Dollar. Welcome to this charming, detached house located on Devon Road in Dollar. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own space within this lovely home. Don't miss out on the opportunity to make this house your home sweet home in Dollar. Contact us today to arrange a viewing and experience the charm of Devon Road for yourself.

The accommodation is presented as below:

Ground Floor: Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Sitting Room, Master Bedroom with Ensuite Shower Room, Two Bedrooms, Utility Room, Bathroom and WC.

Attic Floor: Study Area and Bedroom

Entry to the property takes you into the welcoming Vestibule which in turn opens to the lower hallway which showcases the bespoke white iron spiral staircase. To the left is the front facing Dining Room, a lovely light space with an open fire as the focal point. Next on the left is the kitchen presenting an array of wall and base units in a wood look finish. The kitchen faces the back garden and also provides access to the dining room and garden room. Integrated appliances include a four ring gas hob and electric oven with spaces for 2 free standing appliances. A breakfast bar provides an informal dining option. Double doors lead into the Garden Room which is a charming space to sit and relax overlooking the side and rear garden. The back door is situated at the back of the garden room in a lovely sunny porch. Heading from the garden room to the front of the house is a large cloakroom on the right with sink and WC. The boiler is also located in this space. At the far end is a large Utility room providing ample storage, a single sink with draining board, space for a small table and further freestanding appliances. Returning to the hall the rear facing lounge is a lovely sunny room with patio doors and a living flame gas fire set above a stone shelf with slate top.

Also facing the rear garden is the Principal bedroom, which offers 2 large fitted wardrobes and an ensuite shower room. The







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ensuite presents a walk in shower, vanity sink and WC set within a stylish storage unit and a heated towel rail. Bedrooms 3 and 4 are also sited on the ground floor, both with fitted wardrobes. Completing the lower accommodation is the generous family bathroom comprising jacuzzi bath, walk in shower, vanity sink with added storage, bidet, heated towel rail, storage cupboard and WC.

Revisiting the L shaped hallway is the bespoke iron spiral staircase taking you up to the first floor. At the top of the staircase is the office, a lovely light space with a Velux window allowing the natural light to flood in. This versatile space has the option to be utilised in many different ways to suit the new owners. From here a short hallway leads to bedroom 2, there is a substantial cupboard on the right and a small study/workstation on the left with ample eaves storage. Bedroom 2 is a sizable double with dual aspect windows and again copious amounts of storage.

Externally, the property has garden grounds to the front, side and rear. The front garden is bound by a traditional brick wall and is laid to lawn with an abundance of mature plants, trees and shrubs. The driveway lends itself to ample parking to the front, side, and rear of the property. There is a double length garage with electric up and over door as well as pedestrian access from the side. The South facing back garden is an oasis of calm. With its manicured lawn, established greenery, small pond and stunning views of the Ochil Hills and beyond makes it the perfect place to enjoy the finer weather.

Kirkbank offers the opportunity for the lucky purchaser to modify the existing layout to suit their needs, or to enjoy this delightful property as it is and create lasting memories in this lovely property.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances, with the exception of one of the fridges in the utility room.

Viewings are strictly by appointment only via Harper & Stone.

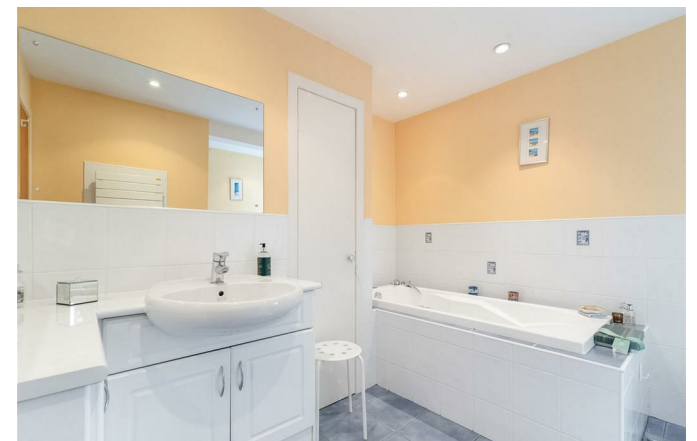
Council Tax Band G
EER Band D

Water: Mains
Sewage: Mains
Heating: Mains
What3words Navigation::///skidding.uptake.love

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

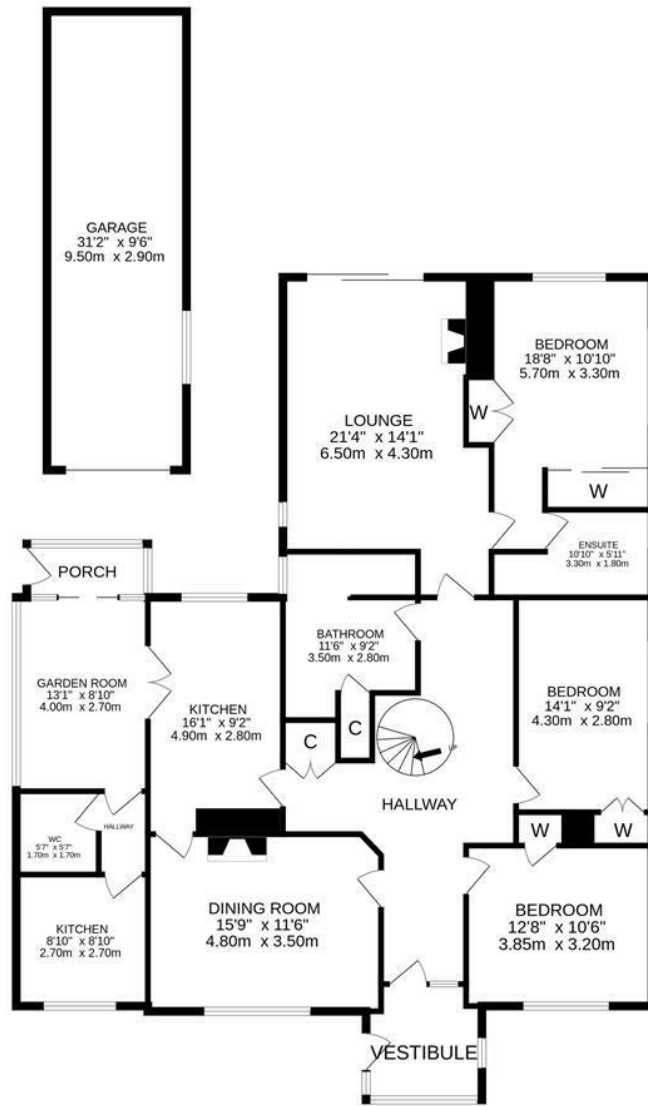
and hairdressers, cafes, opticians, a restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town 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

