

20 BACK ROAD, DOLLAR FK14 7EA

HARPER & STONE
ESTATE & LETTING AGENTS





20 BACK ROAD

DOLLAR FK14 7EA

PROPERTY FEATURES

- 4 bedroom end-terraced Victorian villa
- Open concept kitchen and sitting room
- Sunroom, currently utilised as a dining room
- Lounge with gas fire
- Large utility room
- Self-contained annexe
- Driveway and parking for multiple cars
- Period features carefully retained throughout
- Highly sought after position within Dollar

Welcomed to the open market is 20 Back Road in Dollar, a 4-bedroom end-terraced Victorian era villa. The interior is presented with modern country chic décor while maintaining original features including decorative corning, ceiling roses, and working shutters to name a few. The property boasts 207sqm of living space proportioned across three levels, with a separate self-contained annexe to the rear while surrounded by mature gardens to the front and side. Harper & Stone are delighted to have the pleasure of marketing this stunning, rarely available property.

The accommodation is portrayed as below:

Ground Floor: Entrance Hall, Open Plan Kitchen/Diner/Sitting Area, Sunroom, Walk-in Cupboard and Toilet.

Lower Ground Floor: Lounge, Utility Room and Large Storage Cupboard and Shower Room.

First Floor: Hall, Four Bedrooms and a Bathroom.

On approach to the front door, a covered front porch with ornamental iron porch columns and feature arched windows as a striking first impression. Opening the solid wood front door, a wide stair leads to the reception hall, where there is a conveniently located WC with wash hand basin.

Moving into the hall, on the left is the open concept kitchen and sitting room, a warm, social space. The sitting room provides a gas fire with slate hearth, decorative surround and a wooden mantelpiece. An open shelved press is located to one side next to the large windows to the front. A stunning ceiling rose is overhead and decorative corning has been carefully preserved in both rooms.

The kitchen is furnished with custom solid wood wall and base units and central island, with contrasting blush pink and grey finished cabinetry and complemented by neutral solid stone work surfaces. Integrated appliances include a three-door Aga with two hot plates and decorative tiled backsplash, dishwasher and microwave, as well as an additional appliance space for a fridge







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freezer. There is a double ceramic sink with Quooker tap as well as a secondary sink opposite. The central island provides a breakfast bar area, ideal for informal seating and entertaining. A window seat with storage underneath provides an idyllic view of the Ochil Hills to the rear.

Through the kitchen and sitting room is the sunroom, utilised as the dining room, with bifold doors to the front and windows along one full wall. The bifold doors open to a decking area where the fresh green views of the garden can be fully enjoyed.

Returning to the main hallway, there is a deep coats and shoes cupboard to the rear, and a door opens to the rear hall providing access to the back door down one set of stairs and to the lower ground floor opposite.

Taking the stairs to the lower ground floor, immediately at the bottom of the stairs is a shower room, comprising shower cubicle, WC and wash hand basin with monochrome accent tiles.

On the lower ground floor is a sizable lounge with gas fire within a brick surround with a wooden mantelpiece. French doors to one side open to the garden and a shelved storage bay is located to the side. A large utility room is adjacent to the lounge, providing three undercounter appliance spaces as well as plenty of space for additional appliances if required. A large utility sink is positioned under the windows, and there is a cupboard housing the hot water tank and another linen cupboard. A pulley is installed above the ceiling. There are two further useful storage cupboards on the lower ground floor, ideal for bikes or outdoor equipment.

Returning to the ground floor, a solid wood staircase with wrought iron spindles and wooden handrail leads to the first floor. A Velux window above draws in the natural

light. On the first floor, there are four bedrooms and the family bathroom. Three of the bedrooms provide some form of fitted storage. The principal bedroom is a substantial front-facing room with fitted wardrobes, and bedroom 2 has a lovely feature arched window with beautiful views over the Dollar Academy grounds and countryside in the distance. Many of the windows within the property have retained working shutters, keeping the rooms cosy and dark when needed.

The family bathroom provides a three-piece suite of bath with a shower over, traditional B.C. Sanitan pedestal sink and WC, and heated towel, with tasteful subway tiling décor.

Externally, there is a self-contained annexe, providing an excellent work-from-home space, bedroom, or playroom. There is a shower room within the annexe, and the building has been equipped with power for installing a kitchen if desired. Bifold doors open to a decking area at one side, and a Velux window above allows in natural light.

There are a number of external storage areas, one underneath the annexe and another under the sunroom. The biomass boiler is housed within an outdoor boiler room next to the annexe.

The garden is bordered with mature shrubs and trees with planting in various areas. A shed is positioned at one corner and a patio/barbecue is central. To the rear is a driveway with parking for three cars.

The sale will include all fitted floor coverings and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EER Band F
Water: Mains
Sewage: Mains
Heating: Biomass

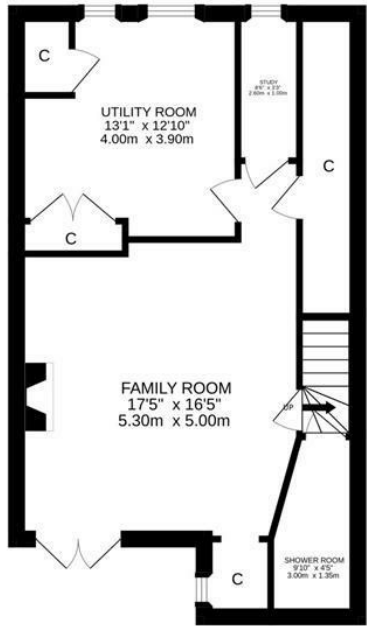
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar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

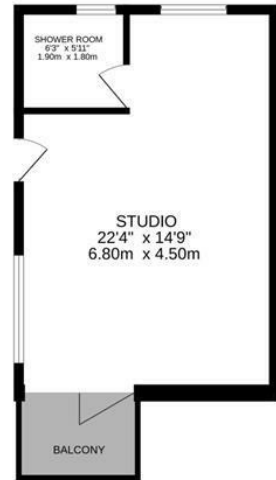




GROUND FLOOR



1ST FLOOR



2ND FLOOR

