

HEATHCOTE, 22 HARVIESTOUN ROAD, DOLLAR FK14 7HG

HARPER & STONE
ESTATE & LETTING AGENTS





HEATHCOTE, 22 HARVIESTOUN ROAD

DOLLAR, FK14 7HG

PROPERTY FEATURES

- C-Listed, 5-bedroom semi-detached Victorian villa
- Lounge with ceiling rose, cornicing and fireplace
- Dining kitchen and separate dining room
- Utility room with ample storage
- Conservatory
- Substantial master bedroom
- Four further bedrooms
- Family bathroom and separate shower room
- Period features throughout

Harper & Stone are delighted to present to the open market Heathcote, 22 Harviestoun Road in Dollar. This rarely available five-bedroom semi-detached Victorian era villa extending to 227sqm (2443 sq ft) is laden with period features and will require a degree of modernisation throughout. The C-Listed property exudes classic charm and is happily situated within low maintenance gardens while remaining in walking distance to schooling and amenities.

The property is presented over three levels as follows:

Ground floor: Entrance vestibule, hall, living room, dining room, WC, dining kitchen, conservatory, and rear vestibule/utility room.

First floor: Three bedrooms, bathroom, shower unit

Attic floor: Two bedrooms

Entry to the property is through a solid wood Victorian door into the vestibule, with space for shoes and coats storage. The inner door and glazed panels are stained-glass accented.

To the right is the grand lounge, with opulent decorative cornicing, ceiling rose and bay window. An open fire with decorative surround is the central focal point, and a shelved press cupboard is to one side.

The kitchen is to the rear, with an integrated five ring gas hob with extractor and Neff oven below. There is a 2.5 bowl sink and space for additional appliances. The generous room can effortlessly accommodate a large island or an 8-10 cover dining table. The solid wood wall and base units provide a copious amount of cupboard space within the kitchen. From the kitchen, the rear hall leads to the utility room, fitted with additional base units, a utility sink and appliance spaces. The back door is within the hall and opposite there are two double cupboards for outdoor clothing or sports equipment.







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Adjacent to the kitchen is the dining room, with a feature fireplace. Both the kitchen and the dining room have direct access to the conservatory, a lovely room for enjoying the views to the garden and the Ochil Hills beyond.

Completing the ground floor is a convenient WC with wash hand basin located beneath the stairs.

An original solid wood staircase with wrought iron balustrade and wooden handrail leads to the first floor.

The front facing master bedroom is a generous size with an open fire with decorative surround. A press cupboard is to one corner. Decorative corning and a picture rail accent the room.

Bedrooms 2 & 3 are both large doubles, bedroom two facing the rear and bedroom 3 to the front. A vanity sink and a fireplace with decorative tiled surround is within bedroom 2, as well as a window seat with storage underneath. Bedroom 3 provides an open shelved press.

Adjacent to the master bedroom is a shower room providing only a shower cubicle and heated towel rail, with space for dressing area or additional storage if desired.

The family bathroom is sizable and provides a freestanding clawfoot bathtub with original fittings, classic pedestal sink and WC. Another beautiful fireplace with decorative tiled surround is within the bathroom.

The second floor provides two attic bedrooms, one with eaves access and storage.

Externally, at the front is a driveway which can accommodate at least two cars, as well as a double garage with an electric door. Within the rear garden is a patio seating area, which can be accessed from the sunroom or the back door of the property. The garden is well stocked with mature plants and trees, while providing tranquil views of the Ochil hills in the distance. A greenhouse is to one side.

The sale will include all fitted floor coverings, light fittings, window 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 D
Water: Mains
Sewage: Mains
Heating: Gas

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.

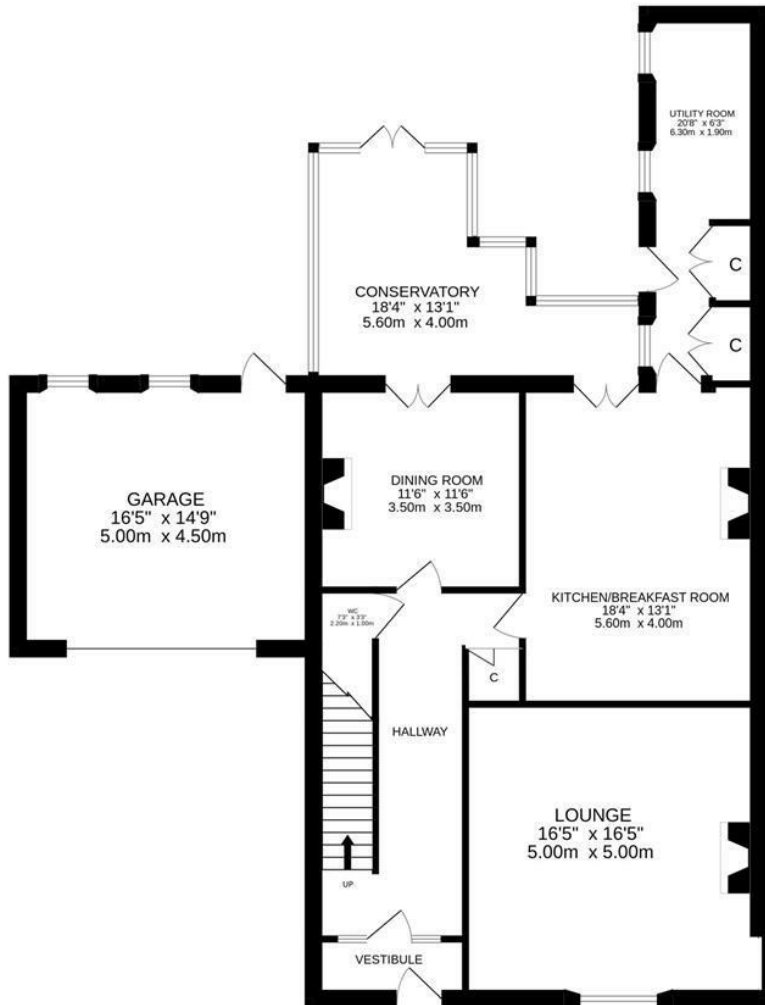
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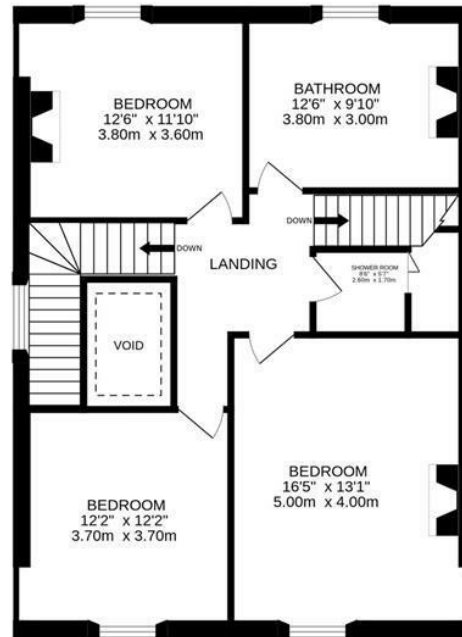




GROUND FLOOR
1377 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

