

11 MOIRS WELL, DOLLAR FK14 7BQ

HARPER & STONE  
ESTATE & LETTING AGENTS





# 11 MOIRS WELL

DOLLAR, FK14 7BQ

## PROPERTY FEATURES

- Delightful 4 Bedroom detached home
- Approximately 134 square meters of flexible living
- Walking distance to all local amenities
- A hidden gem in a quiet sought after part of the town of Dollar
- Outstanding views of the surrounding countryside
- Close proximity to Dollar Academy
- Single garage and off road parking
- Early viewing recommended

Harper & Stone are delighted to present to the market 11 Moir's Well, a 4 bedroom detached family home situated in a quiet cul-de-sac within the town of Dollar. The property boasts 134sqm of living space over two levels intended for modern family living, with a sunny rear garden and off road parking. The property's position is within easy walking distance to the centre of the town and the amenities available.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge, Reception Hall, Dining Room, Kitchen, Utility Room, Bedroom and Shower Room.

First Floor: Hall, Three Bedrooms and a Bathroom.

Entry to the property is through a double glazed front door at the side of the house leading to the main hallway, a light space from where the ground floor accommodation flows. To the left is bedroom 3, a good-sized double room with generous understairs cupboard. The front facing Lounge is a lovely light room with feature fireplace as the focal point. The Dining and Reception space is a versatile area offering multi use options. A Velux window increases the flow of daylight into the room. There is an internal door leading to the single attached garage.

The functional kitchen offers a good selection of wall and base units. Integrated appliances include a Rangemaster cooker. There are 2 spaces for freestanding appliances. Leading off the kitchen there is a large Utility/Laundry room with further storage and space for 2 Free standing units. A Velux window provides further natural light, and there is access to the rear of the property via the back door. A recent addition is the recently refurbished Shower Room accessed from the utility room with walk in shower, vanity sink and WC.

Heading upstairs there are 3 further bedrooms and a Family Bathroom. Bedroom 1 is front facing with triple double wardrobes offering an abundance of storage. Bedroom 2 is rear facing with 2 double wardrobes. Bedroom 4 is a box room which could also be utilised as a home office or study. The family bathroom presents a bath, over bath shower, vanity sink and WC.

Externally there are private garden grounds surrounding the property and off-street parking is provided on the driveway to the side. The single garage is accessed via a roller door at the front. The garage roof has been raised with intension of converting it but the current owner did not pursue this option. The back garden is tiered with raised beds and a patio area.

The sale will include all fitted floor coverings, light fittings, window coverings, integrated appliances.



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Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E  
EER Band C

Water: Mains  
Sewage: Mains  
Heating: Gas

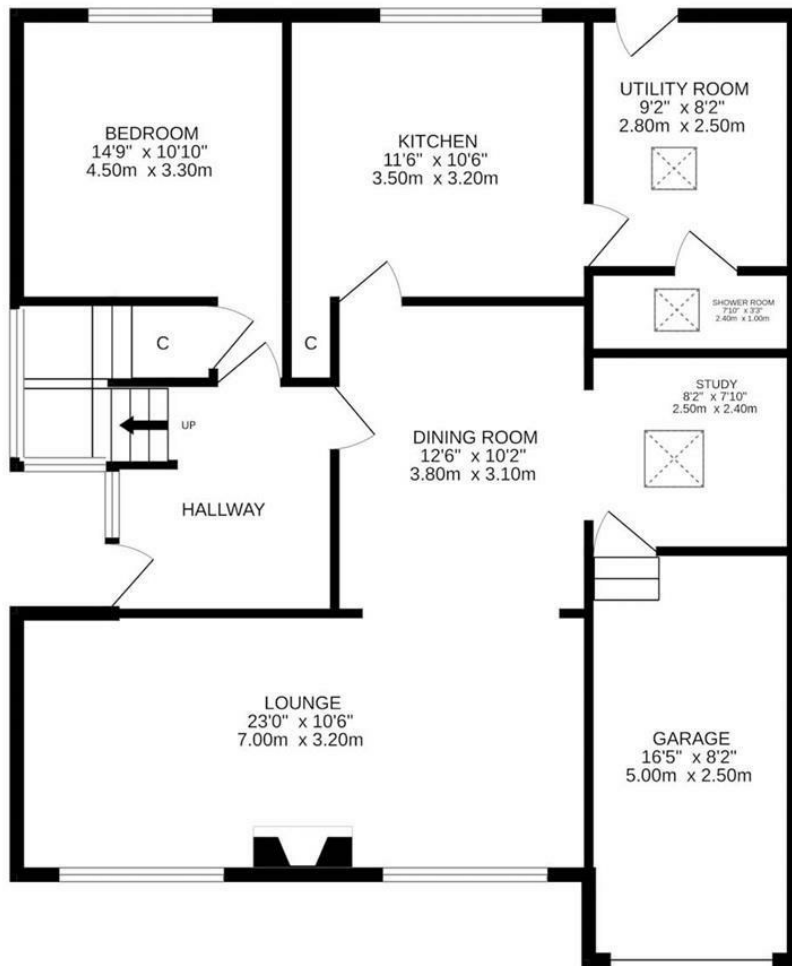
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Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking 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

