

BLAIRINGONE CHURCH, MAIN STREET, BLAIRINGONE, DOLLAR FK14 7NY

HARPER & STONE
ESTATE & LETTING AGENTS





BLAIRINGONE CHURCH MAIN STREET

DOLLAR, FK14 7NY

PROPERTY FEATURES

- 4-Bedroom Detached Church Conversion
- Flexible, Modern Open Plan Living Space
- Contemporary Kitchen
- En suite Facilities to All Bedrooms
- Ground Floor Shower Room
- Retaining Stunning Original & Historical Features
- Parking for Multiple Cars
- Elevated Plot in Semi-Rural Village Location
- Option to Purchase Adjacent Plot with Planning Permission Ref: 23/01660/FLL

Harper & Stone are delighted to present to the market Blairingone Church, a stunning 4-bedroom residential conversion with flexible, modern living space and beautiful high-quality finishes throughout. The church is C-Listed and dates back to approximately 1836 with the conversion having been completed in 2012. Many of the original and historical features have been retained, such as the stained glass windows and solid timber front doors. Currently utilised as offices, the property is presented with the living space and some bedrooms occupied by office furniture. There will also be the option of purchasing the adjacent plot which has planning permission for two dwellings, details of which can be obtained from the Perth & Kinross Planning Portal with the application reference 23/01660/FLL.

The property is presented over three levels across 222sqm as follows:

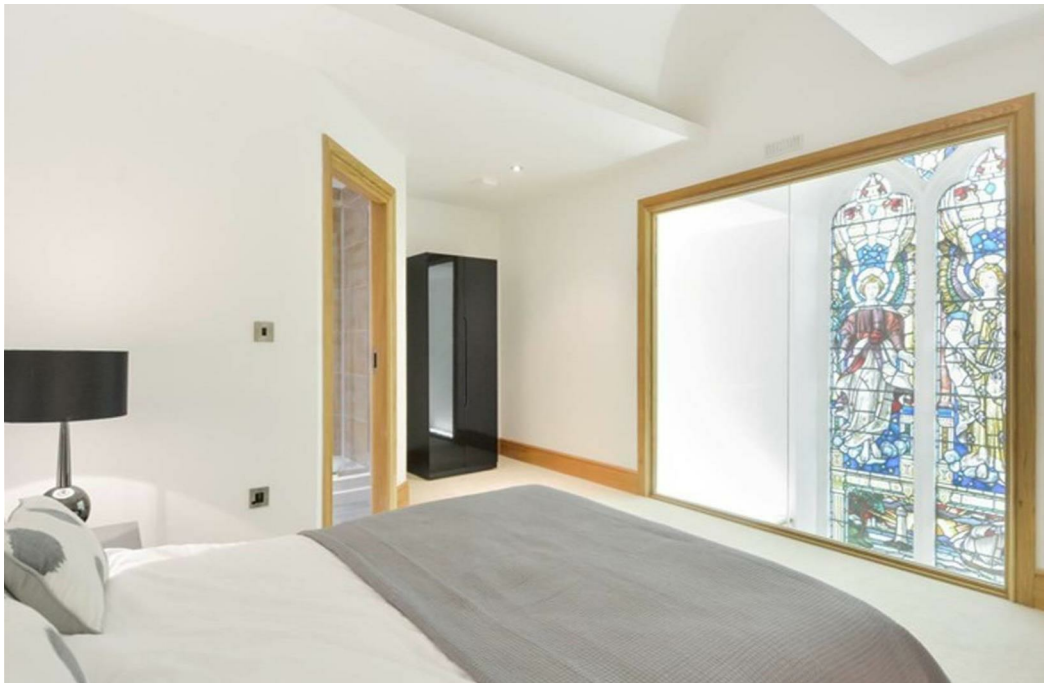
Ground Floor: Entrance vestibule, hall, side vestibule, living room/dining room, kitchen, shower room and back hall.

First (Mezzanine) Floor: Two bedrooms and 'Jack and Jill' bathroom.

Second (Attic) Floor: Two bedrooms each with en-suite shower room.

Entry to the property is through mirrored solid timber doors on either side into vestibules, where coats and shoes storage would be practical. Inner doors open to the ground floor hallway. The open plan living/dining and kitchen are accessed from two doors within the hallway. The kitchen area is tiled and fitted with a wide range of black gloss wall and base units, with complementary laminate worktops. A central partition with additional units creates a natural separation between the living space and kitchen. Integrated appliances include a fridge freezer, 4-ring induction hob with extraction above, oven, microwave and dishwasher. A breakfast bar is conveniently fitted within the kitchen as well, and the aspect of the original stained glass window is a calming feature to enjoy.







IN MEMORY OF
ROBERT MACKAY SUTHERLAND OF SOLSGIRTH

BORN 21ST JUNE 1849. DIED 24TH AUGUST 1916.
ERECTED BY ISABELLA FLEMING HIS WIFE.

BLAIRINGONE CHURCH MAIN STREET

The living/dining area is sizable, with a recessed ceiling and feature lighting. At one end, an electric fire creates a warmth and cosy ambience. The rear hall leads off the living space, where there is a shower room and boot room area with a rear access door.

Completing the ground floor is a generous storage cupboard within the hallway.

Taking the oak staircase to the first floor, two substantial double bedrooms have been designed with a shared Jack and Jill bathroom. Both of these bedrooms enjoy the view of the feature stained glass window.

Heading to the second floor, there are an additional two bedrooms which are mirror images of each other. Each room is equipped with an en suite shower room and large built in wardrobes.

Externally, there is provision of parking for multiple cars. As previously mentioned the adjacent plot will also be sold, and currently has Planning Permission granted for two dwellings.

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.

NOTE - The internal photographs are for informative purposes only. The Church is currently being utilised as an office space. This property is being offered to the market in three lots: church only, plot only, and church and plot together. The marketing price is indicative of the church only.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation: [///skimmers.skewed.arch](https://www.what3words.com/skimmers.skewed.arch)

Council Tax Band D
EER Band C
Water: Mains
Sewage: Klargester Septic Tank
Heating: Electric

Blairingone Church sits in the beautiful small village setting of Blairingone, only 5 miles from Dollar. 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, interior design studio, cafes, opticians, a restaurant & bar and

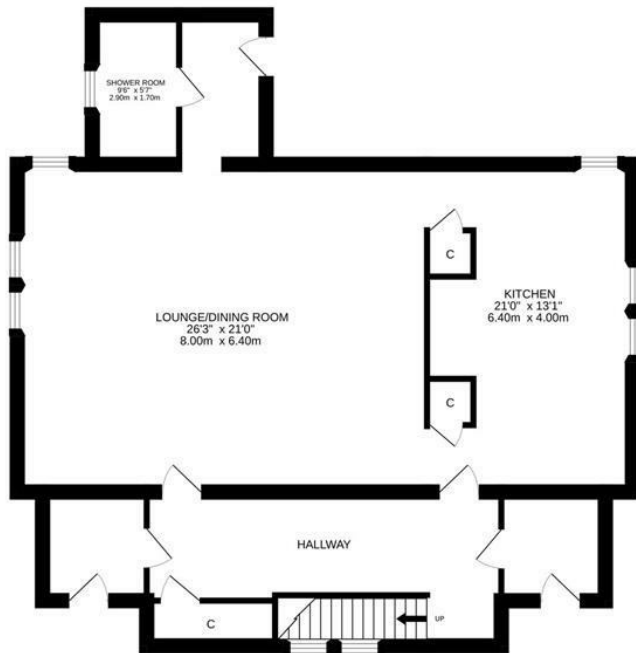
local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling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

Supermarket and high street shopping is available in the nearby town of Alloa (8 miles), as well as leisure and health facilities and rail links to Stirling and Glasgow. There is a primary school in Fossoway, with secondary schooling available in Kinross and Dunfermline. Dollar Academy is only 5 miles away and there are also a number of other private schools within easy reach including Glenalmond, Strathallan, and Craigclowan.

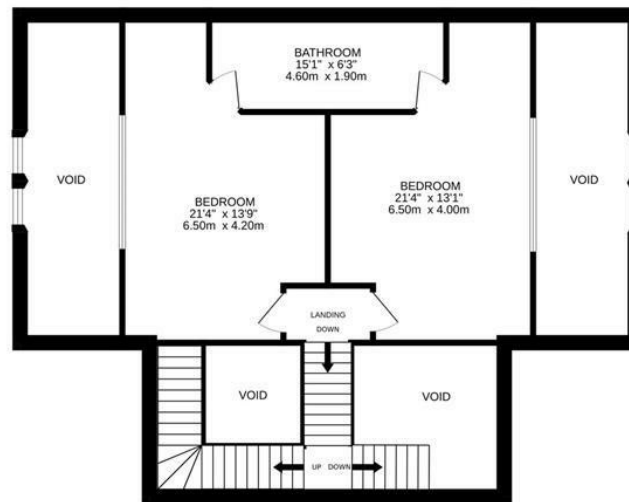
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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

