

1 MURRAY PLACE, DOLLAR FK14 7HN

HARPER & STONE
ESTATE & LETTING AGENTS



1 MURRAY PLACE

DOLLAR, FK14 7HN

PROPERTY FEATURES

- 5-bedroom detached new build in the heart of Dollar
- 242 sqm of architect designed living space
- Uncompromised standard of fit & finish
- Open plan kitchen/dining room
- Input on colour of kitchen & utility furniture
- Underfloor heating on ground floor
- Two bedrooms with en suite facilities
- Driveway with parking for four cars
- South facing rear garden
- Walking distance to schooling & amenities

Harper & Stone are delighted to welcome 1 Murray Place to the open market. 1 Murray Place is a bespoke, architect-designed new build masterpiece in the heart of Dollar, where all schooling and amenities are within a stone's throw from the property.

The property is portrayed as below:

Ground Floor: Vestibule, Lounge, Kitchen/Dining, Utility, Bedroom 5/Playroom, Office, Plant Room, WC

First Floor: Master bedroom with en suite and dressing room, Bedroom 2 with en suite and dressing room, Bedrooms 3 & 4, Family Bathroom, Snug

The property is portrayed as below:

Ground Floor: Vestibule, Lounge, Kitchen/Dining, Utility, Bedroom 5/Playroom, Office, Plant Room, WC

First Floor: Master bedroom with en suite and dressing room, Bedroom 2 with en suite and dressing room, Bedrooms 3 & 4, Family Bathroom, Snug Entry to the property is into a spacious vestibule, providing room for coats and shoes storage. From here a door opens into the entry hall, from where the ground floor accommodation flows.

On the left is the generously proportioned formal lounge, with bi-fold glass doors to the South aspect allowing natural light to flood the room. The bi-fold doors open directly onto a composite decking area. Off the lounge is the open plan kitchen and dining, a superb area for modern family living and entertaining alike. A central island will create a natural separation between the areas while adding a social aspect to the hub of the home. The lucky purchaser will have the opportunity to have an input on their preferred colour of Ashley Ann kitchen and utility furniture from options provided. Double doors from the dining area open to the decking area to the rear as well. Adjacent to the kitchen is the utility room, with an external door to the side.

Next is Bedroom 5, or what could alternatively be utilised as a playroom or additional reception room. A conveniently positioned office is next to bedroom 5, providing a dedicated home workspace. Completing the ground floor is a WC and a plant room housing the underfloor heating manifold and providing additional storage.

Taking the stairs to the first floor, the Master Bedroom and Bedroom 2 are sizeable rooms benefiting from large en suite shower rooms and dressing rooms. Bedrooms 3 and 4 are both generous double bedrooms providing built in wardrobes and lovely views. The Snug is at the front of the property with a corner picture window showcasing panoramic Ochil Hill views.



The images shown are for purposes only and are only a representation of the product.

1 MURRAY PLACE

The Family Bathroom will comprise a full-size bathtub with an electric shower over, and WC and sink unit with heated towel rail.

Completing the first floor is ample storage in two cupboards within the hallway, as well as loft access with some additional storage space.

Externally, there are South facing rear gardens with a composite decking area, porcelain tiled path and lawn areas. To the side is a driveway with off-street parking for four cars. The juxtaposition of zinc roof and panelling together with timber cladding give this property a one-of-its-kind façade and appeal.

Heating will be provided by an Air Source Heat Pump, with underfloor heating installed throughout the ground floor and radiators on the first floor.

The purchaser will have the opportunity to input on the colour of the Ashley Ann kitchen and utility furniture from options provide in addition to an input on tiling in the bathrooms. Floor coverings are not included in the sale price.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band – To be allocated on completion of the build

EER Band – To be allocated on completion of the build

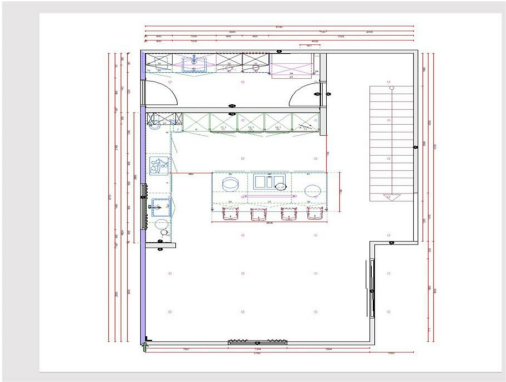
Water: Mains

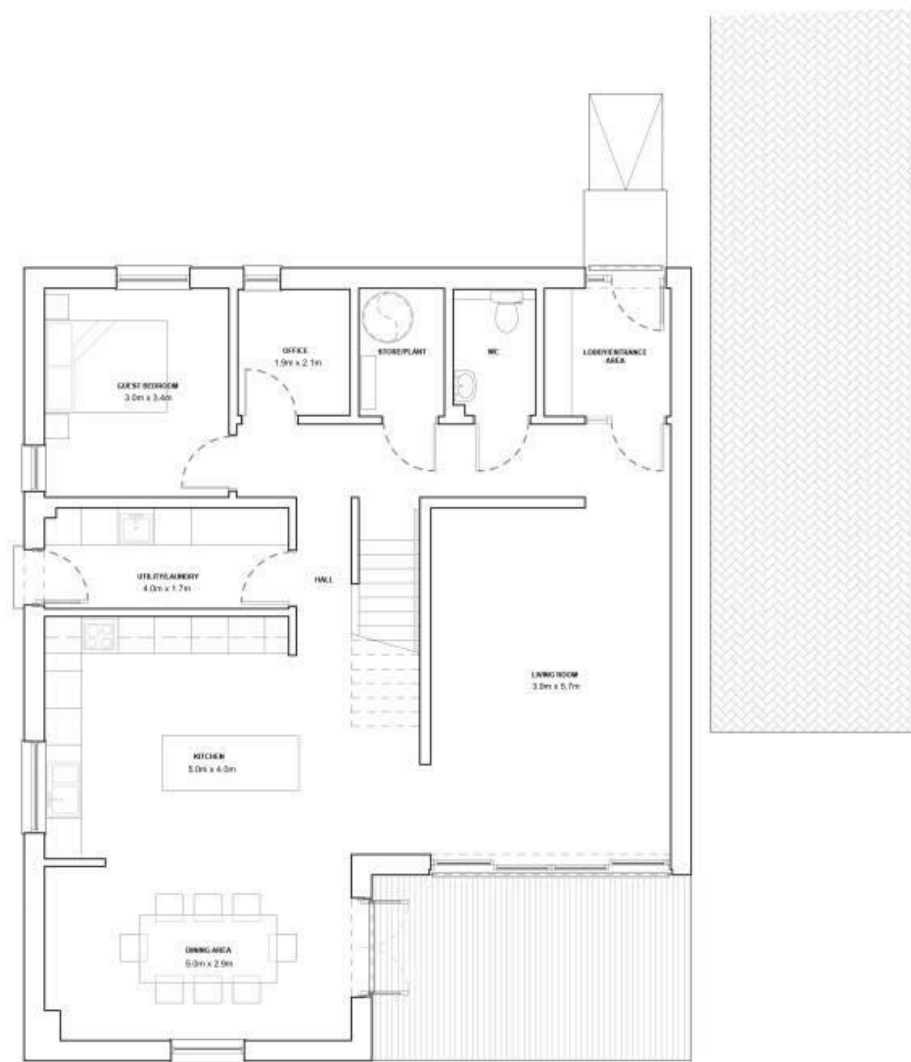
Sewage: Mains

Heating: Air Source Heat Pump

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.

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 PLAN



FIRST FLOOR PLAN