

BLACKWOOD HOUSE SOLSGIRTH, DOLLAR FK14 7NZ

HARPER & STONE
ESTATE & LETTING AGENTS





BLACKWOOD HOUSE SOLSGIRTH

DOLLAR, FK14 7NZ

PROPERTY FEATURES

- ***CLOSING DATE SET FOR FRIDAY 28th MARCH 2025 at 12.00 MIDDAY***
- Built by ITC Homes who offer bespoke, quality homes in hand picked locations
- Stunning views over the surrounding countryside
- Approximately 173 square meters of living space
- Modern open plan living concept
- Immaculately presented throughout
- Remarkable attention to detail has been impressed throughout both architecturally and cosmetically
- Range of outbuildings and a Double Garage with electric up and over doors
- Beautiful original Edwardian Summerhouse/Greenhouse
- Early viewing strongly recommended

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Offered to the discerning viewer is Blackwood House, an outstanding contemporary Family home which Harper & Stone are thrilled to present to the open market. This stylishly designed property was built by local firm Iain Thomson Contracts who provide modern well constructed homes within the local area and have built up an excellent reputation with their clients.

The accommodation is presented as below:

Ground Floor: Entrance Vestibule, Kitchen/Diner/Family Room, Bedroom with Dressing Room and Ensuite Bathroom, Utility Room, Cloakroom and Plant Cupboard.

First Floor: Landing/Study Area, Two Further Bedrooms and a Shower Room.

No detail has been forgotten and every fixture and fitting throughout is of the highest quality, while neutral décor and immaculate care shown by the Vendors means no work is required. State of the art additions include Alu-clad triple glazing to the lower floor made by Rational. Automatic blinds are another added luxury. The two remote control windows above the front door and ensuite bathroom have automatic closure if it rains. The house has a Beam central vac system throughout with a "kick dustpan" in the kitchen. The bathroom fixtures downstairs are by Lusso stone, which is renowned for, and made using exceptional materials for longevity, strength, comfort, and durability.

Externally there is an electrical charger within the double garage which has an electric Hormann roller door with remote controls. The Solar system is 4.5kw with an 8kw storage battery (please ask if you require further information). 2 brick sheds are an extremely useful addition, and the Edwardian Summer/Greenhouse has huge potential to make it your own.

Take a moment before you enter the property to look at the bespoke Camel Glass Liquid front door as seen in Grand Designs which was sourced in Cornwall. The front step was created from rescued slate from the greenhouse, the combination of the two, old and new are truly unique. The entrance hallway is light and bright, the domed ceiling with remote controlled window allows an abundance of natural light to flood in. To the right is the functional Utility Room and Plant Room. Straight ahead is the spectacular Kitchen/Living/Dining Room which truly has the Wow factor. The vaulted ceiling over the living space adds to the grandiose feeling that the vendors have created. A combination of textured finishes such as the acoustic panelling are inspirational to help fashion a comfortable homely space, along with the log burning stove. A double set of sliding doors not only facilitate the light to flow but offer beautiful views of the garden and







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surrounding countryside. The contemporary Kitchen/Dining area is slick, practical and homely. An excellent selection of wall, base units and ample pan drawers in two contrasting colours are complemented by the dark grey Dekton worktops. Integrated appliances include 5 zone induction hob, 2 Neff hide and slide ovens, dishwasher, fridge, freezer, wine fridge and Lusso tap providing boiling and filtered drinking water. The Dining area works well for day to day use as well as a more formal option. Overall, the open plan living concept works perfectly for couples and families alike.

The Principal bedroom is located on the ground floor and provides a cleverly designed hidden dressing area with generous storage. Two single glass doors open to the back garden, a lovely addition for the summer months. The ensuite bathroom is a lovely tranquil space with a single ended slipper bath, walk in drench shower, floating vanity sink and WC. Completing the lower living is the lower cloakroom offering a unique pedestal sink, back lit mirror and WC.

Heading upstairs on the upper landing clever usage of the space has been used to create a work station, ideal for remote working. Bedrooms 2 and 3 are almost mirror images of each other, both with fitted wardrobes and slanted windows to the Front. Completing the upper living is the Family Shower Room with walk in shower, vanity sink with storage and WC.

Externally there are garden grounds to the front side and rear. The back garden is predominately laid to lawn with a large, raised patio running of the back of the house ideal for outdoor entertaining. There are raised beds towards the back, and a gravel pathway leads to the extended garden beyond the original Solsgirth House walled garden wall. As previously mentioned, out buildings include a double garage, 2 brick built sheds and the wonderful Edwardian Summerhouse/Greenhouse.

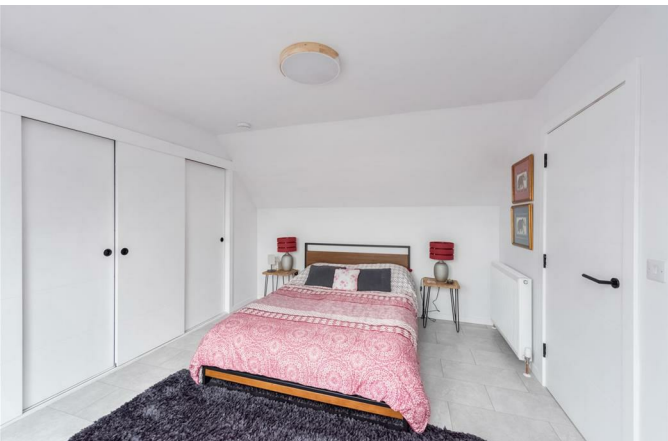
The sale will include all fitted floor coverings, window coverings, light fittings and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller. The 2 sunshade/screens in the garden are not included in the sale.

Viewings are strictly by appointment only via Harper & Stone.
Council Tax Band F
EER Band B
Water: Mains
Sewage: Private treatment plant
Heating: Heat Pump Air Source
What3Words Navigation:///handbags.liners.tabloid

Blackwood House is well positioned for commuters. There is a Park and Ride service at Kinross with regular express coach services to Edinburgh and Perth. The train station at Inverkeithing has services into Edinburgh South Gyle, Haymarket and Waverley, in addition to a further Park and Ride service. The Clackmannanshire Bridge, nine miles to the south-west, connects to the Central Scotland motorway network, facilitating access to the Central Belt and Glasgow. 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

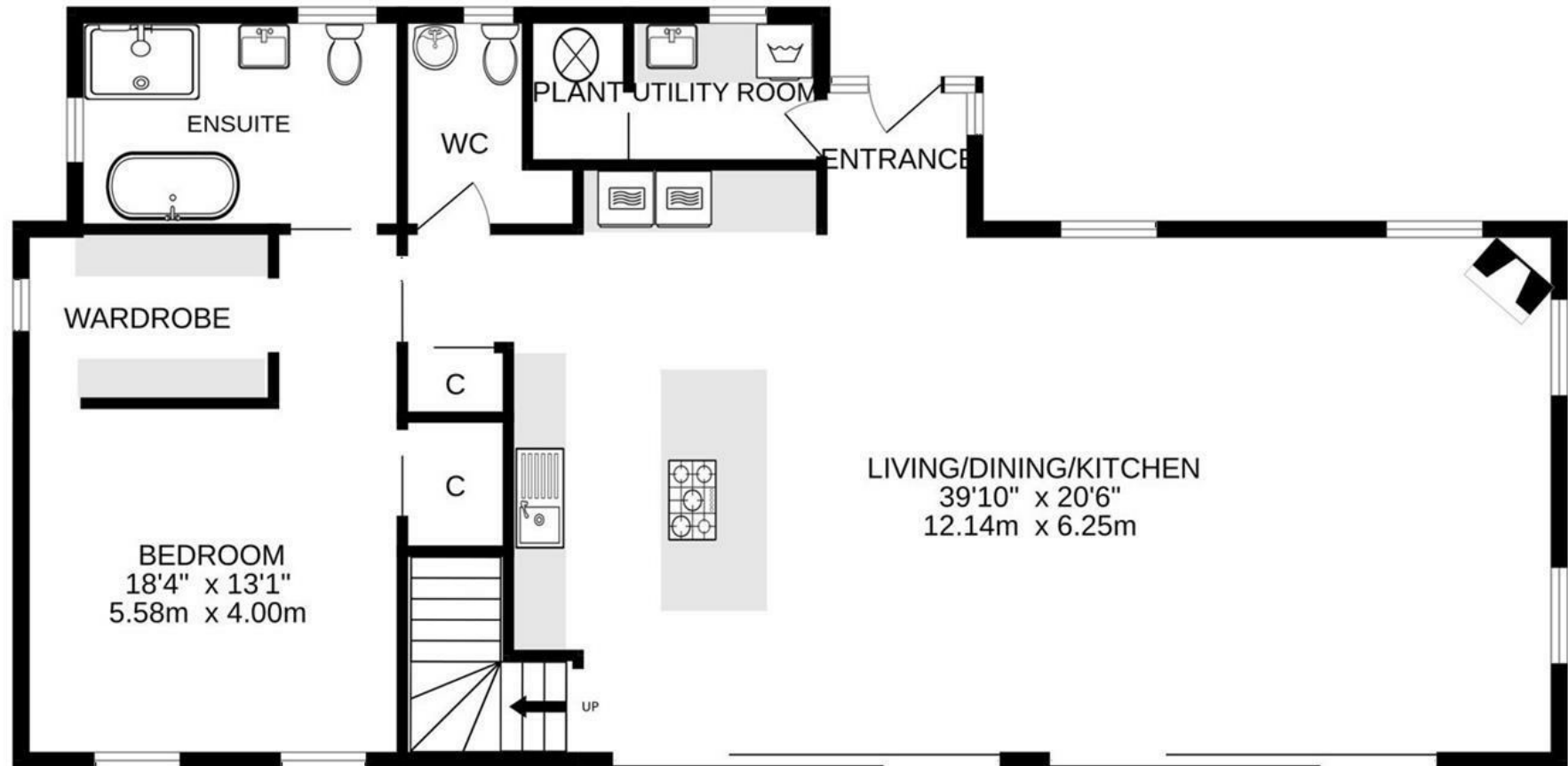
distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

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

