

WYINTERSTED, 2 LOVERS LOAN, DOLLAR FK14 7AB

HARPER & STONE  
ESTATE & LETTING AGENTS







# WYNTERSTED, 2 LOVERS LOAN

DOLLAR FK14 7AB

## PROPERTY FEATURES

- \*\*\*\*CLOSING DATE FRIDAY 14TH MARCH 2025 AT 12PM (NOON)\*\*\*\*
- Stunning 5-bedroom semi-detached Victorian home, immaculately maintained and showcasing timeless elegance
- Stylish open-plan design seamlessly unites the living, kitchen, and dining areas, ideal for modern lifestyles and entertaining.
- Exuding radiant character, this home expands over approximately 284 square meters, offering ample space and charm.
- A hidden gem located in a tranquil, highly sought-after part of Dollar, offering peace and charm.
- Peacefully situated while being within walking distance of all local amenities, combining convenience with serenity.
- Situated near the prestigious Dollar Academy, providing excellent educational opportunities.
- Rich in original features, this home retains its historical charm and character while offering modern comforts.
- Walled private courtyard and low-maintenance garden, perfect for outdoor relaxation and entertaining.
- Early viewing is highly recommended to fully appreciate the unique charm and beauty this property offers.

Explore Wyntersted, a hidden gem in the heart of Dollar, at the foot of the picturesque Ochil Hills. This timeless Victorian period home boasts a uniquely private position, surrounded by an idyllic, green, and leafy landscape. This stunning 5-bedroom luxury home is designed for modern family living. The open-plan area has a cozy wood burner, while the separate living room features an inviting open fireplace. Enjoy a modern integrated Sonos and speaker system throughout the property. With two large family bathrooms (one a walk-in shower room and the other a deep stylish bath), comfort is assured. The beautifully designed courtyard and front garden offer an ideal space for outdoor relaxation without requiring extensive upkeep, striking the perfect balance of low maintenance and high luxury. Located within short walking distance of Dollar Academy, and with ample playing fields in front, Wyntersted is the ultimate family sanctuary.

The accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hall, Lounge, Open Plan Living/Kitchen/Dining Room, Cloakroom, Back Vestibule and Utility Room.

First Floor: Hall, Five Bedrooms, Bathroom and Shower Room.

Entry to the property is via the original storm doors into a bright vestibule with tiled floor and wooden panelling to half height. The internal glazed door gives access into the welcoming hallway, with a beautiful staircase rising to the first floor, from where the lower living flows.

Many original features remain throughout the property including solid oak doors, ornate cornicing, ceiling roses, high skirting boards and ceilings. The original timber framed sash and case windows have been restored to their former glory by Ventrolla. The main rooms on the ground floor are tastefully floored in Beaulieu Chocolat Scandinavian engineered oak. There is underfloor heating throughout most of the ground floor and wiring for an integrated Sonos sound system in the main areas and bathrooms throughout the property.

To the left is the formal lounge which sits to the front and side of the property with dual aspect windows allowing natural daylight to flood the room from morning to evening. Plantation shutters by Thomas Sanderson have been fitted to the large sash windows to allow the light to be filtered as desired. A feature fireplace with slate hearth and working open fire provides additional warmth to the underfloor heating.

To the right is the stunning Living/Kitchen/Dining room, a fantastic all-round living area, truly the heart of the home and ideal for modern family living. The modern, fully fitted kitchen, which is by Kitchens International, has a good range of matte white base and wall units offering ample space for storage and the wood-effect worktop incorporates a large breakfasting bar with space for four diners. A Franke











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stainless steel sink with mixer and additional Quooker instant boiling water tap sits beneath the large sash window looking to the side of the property. Integrated appliances include a Siemens 6-burner stainless steel gas hob with hidden rising extractor fan and a Siemens double oven, dishwasher, wine chiller and double fridge freezer. Open shelving provides an attractive and functional display area. Beyond the breakfast bar is an open space leading to the garden via patio doors. The dining area sits off the kitchen and has ample space for a large dining table and further dining furniture. A fully-glazed patio door leads out to the front garden with seating beyond. The Living Room has further patio doors to the side and rear. An integrated wood burning stove provides warmth and a lovely focal point, and the four Velux windows flood the space with natural light. There is ample room for a large corner seating option ideal for relaxing, along with the kitchen and dining area makes this perfect for modern day living.

The Utility/Boot Room sits off the living room and incorporates the same wall and base units as the kitchen and offers space and plumbing within to discreetly position laundry appliances. A stainless steel sink and drainer is a useful addition along with space for hanging coats. A small entrance vestibule leads out to the courtyard and outdoor dining area. Returning to the hallway there are two generous storage cupboards. Completing the lower living is a Cloakroom presenting vanity sink with under sink storage and WC.

Heading upstairs via the original staircase featuring wrought iron spindles and solid wood balustrade is the upper landing. The principal bedroom sits above the lounge with the same dual aspect windows throwing light into the room and boasts generous proportions. Bedrooms 2, 3 and 4 are all good sized double rooms, and have plantation shutters and traditional cast iron radiators. Bedroom 5 sits at the far end of the upper hallway, a charming room with dual aspect windows plus a sky light. The Family Bathroom hosts a bath, walk in shower, vanity sink, heated towel rail and WC. The suite is Duravit with Hans Grohe taps, and the tiles are Porcelanosa which create a calm tranquil feel to the room.

Completing the upper living is the Shower Room with large walk in shower, floating vanity sink, heated towel rail and WC.

Outside, the property features cozy gardens at the front, side, and rear, adorned with a variety of mature shrubs and plants. These low-maintenance spaces offer several inviting

seating areas and a charming courtyard, ideal for outdoor dining. Well-defined pebbled pathways and a small lawn area enhance the garden's appeal, while a traditional stone wall with a gated entrance provides both character and privacy to this delightful outdoor retreat.

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

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band D  
Water: Mains  
Sewage: Mains  
Heating: Gas  
What3words Navigation:/// belt.breakfast.jets

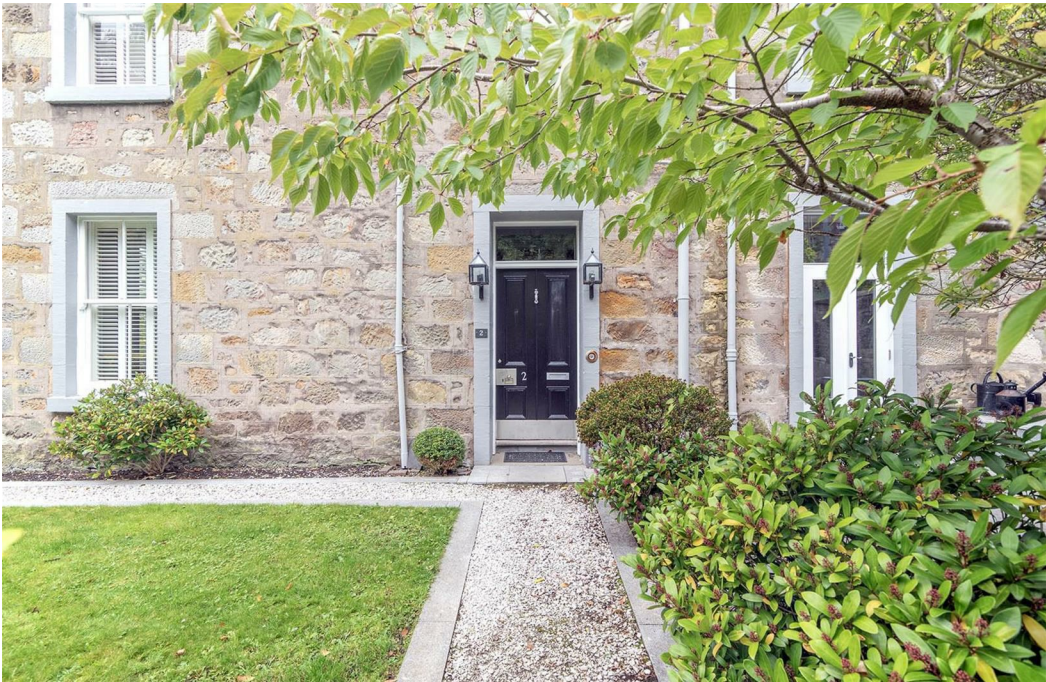
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar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

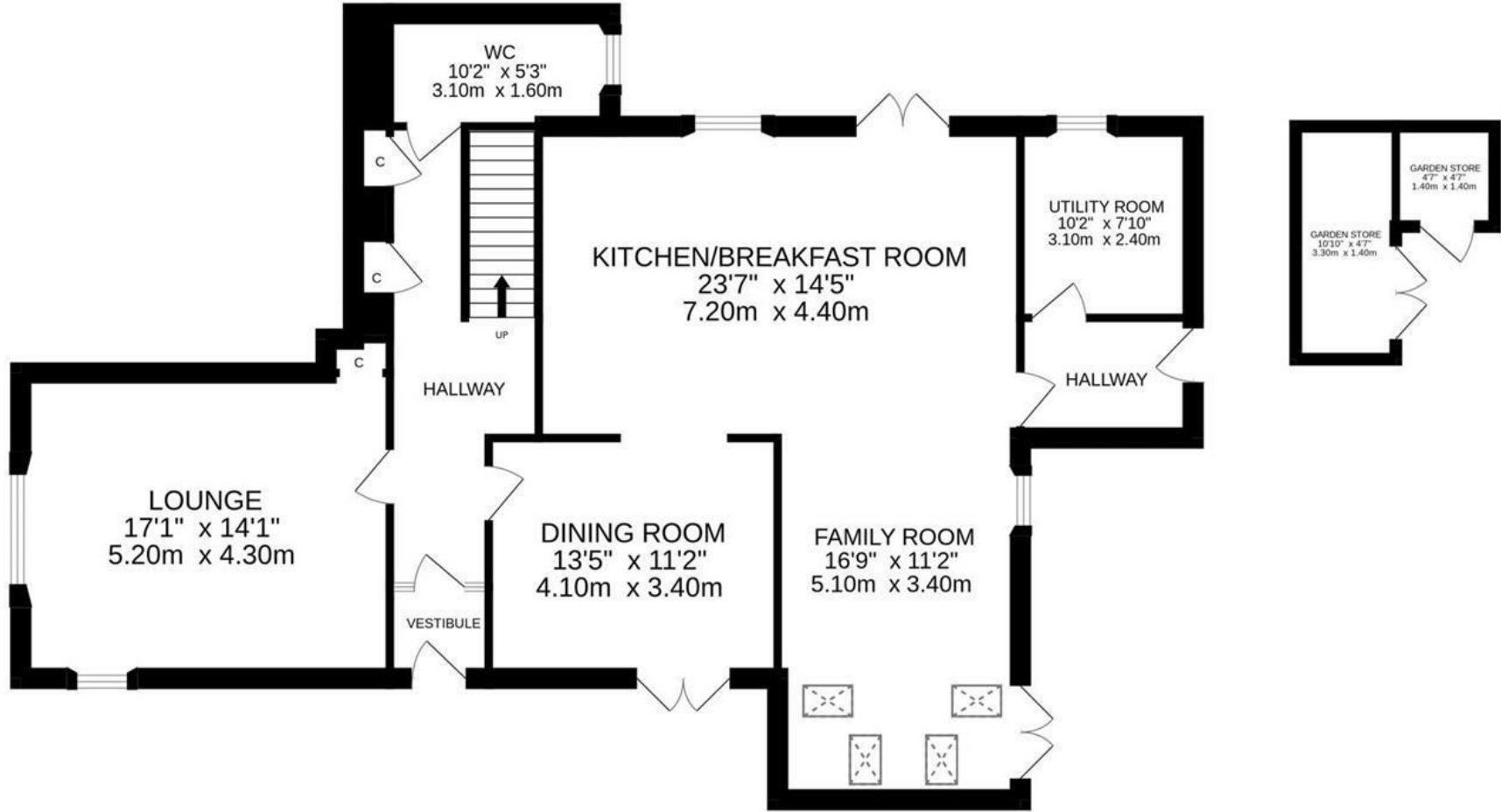








GROUND FLOOR





## 1ST FLOOR

