

14 MOIRS WELL, DOLLAR FK14 7BQ

HARPER & STONE  
ESTATE & LETTING AGENTS





# 14 MOIRS WELL

DOLLAR FK14 7BQ

## PROPERTY FEATURES

- 5-bedroom detached family home
- Open plan kitchen/dining/living area with woodburning stove
- Separate lounge/bedroom 6
- Utility room
- Ground floor bathroom & first floor shower room
- Built-in wardrobes to three bedrooms
- Beautiful rear garden with multiple seating areas
- Single garage and parking for multiple cars
- Early viewed advised

Harper & Stone are delighted to present to the market 14 Moir's Well, a 5-bedroom detached family home situated in a quiet cul-de-sac within the town of Dollar. The property boasts 152sqm of living space over two levels intended for modern family living, with a sunny rear garden and off-road parking for multiple cars. The property's position is within easy walking distance to the centre of the town and the amenities available.

Entry to the property is into the ground floor reception hallway with Amtico flooring. To the right is the lounge/bedroom 6, a large flexible room to the front of the property, allowing ample space for furniture. To the left off the hall is the study/bedroom 5, with built-in wardrobes giving flexibility to the room. Within the hall is a large convenient coats and shoes storage on the left.

Next is the family bathroom, fitted with a thermostatic shower over the bath, an integrated vanity and WC unit and a heated towel rail. The floor-to-ceiling tiling is neutral and modern.

The 'wow' factor of 14 Moir's Well is most definitely the open plan kitchen/dining/lounge area. Karndean flooring flows throughout the kitchen, dining and utility space complementing the two-toned natural wood effect and cream gloss wall and base units with Silestone work surfaces in the kitchen. Integrated appliances include an oven with pyrolytic function, warming drawer, microwave, dishwasher, 5 zone hob, waste disposal and American style fridge freezer. A door from the kitchen opens to the utility room, providing additional white gloss wall and base units with laminate worktops, two appliance spaces, a utility sink and direct access to the rear garden.







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The dining area easily accommodates a 6-8 cover dining table, with the open plan area allowing a flow to this entire space. One step down from the dining area is the lounge, an extension to the property in 2003. The full height windows along two sides bring in natural light, while the corner woodburning stove with decorative tiled surround is a stand-out focal feature of the room. French doors open to the garden area from here, bringing the outside in through the warmer months.

Taking the open tread stairs to the first floor, there are four additional bedrooms and a shower room. Three of the bedrooms provide built-in wardrobes, one in particular with generous eaves storage and a solid ladder to the floored loft above. All the upstairs windows are fitted with perfect fit blinds. Views from the first floor are particularly breathtaking, with aspects towards Knockhill to the side and rear. The shower room comprises an integrated vanity and WC, electric Mira shower and a heated towel rail.

Externally there is a driveway to the front, which can easily accommodate around 4 cars. There is also a single garage. To the rear is a fully enclosed Southeast facing garden, with a slate water feature and canopy decking area to enjoy the outdoors regardless of the weather. Decking with a pergola over and another seating area to one corner maximise the areas to enjoy

the sunshine throughout the day.

The sale will include all fitted floor coverings, light fittings, some window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E  
EER Band C  
Water: Mains  
Sewage: Mains  
Heating: Gas

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

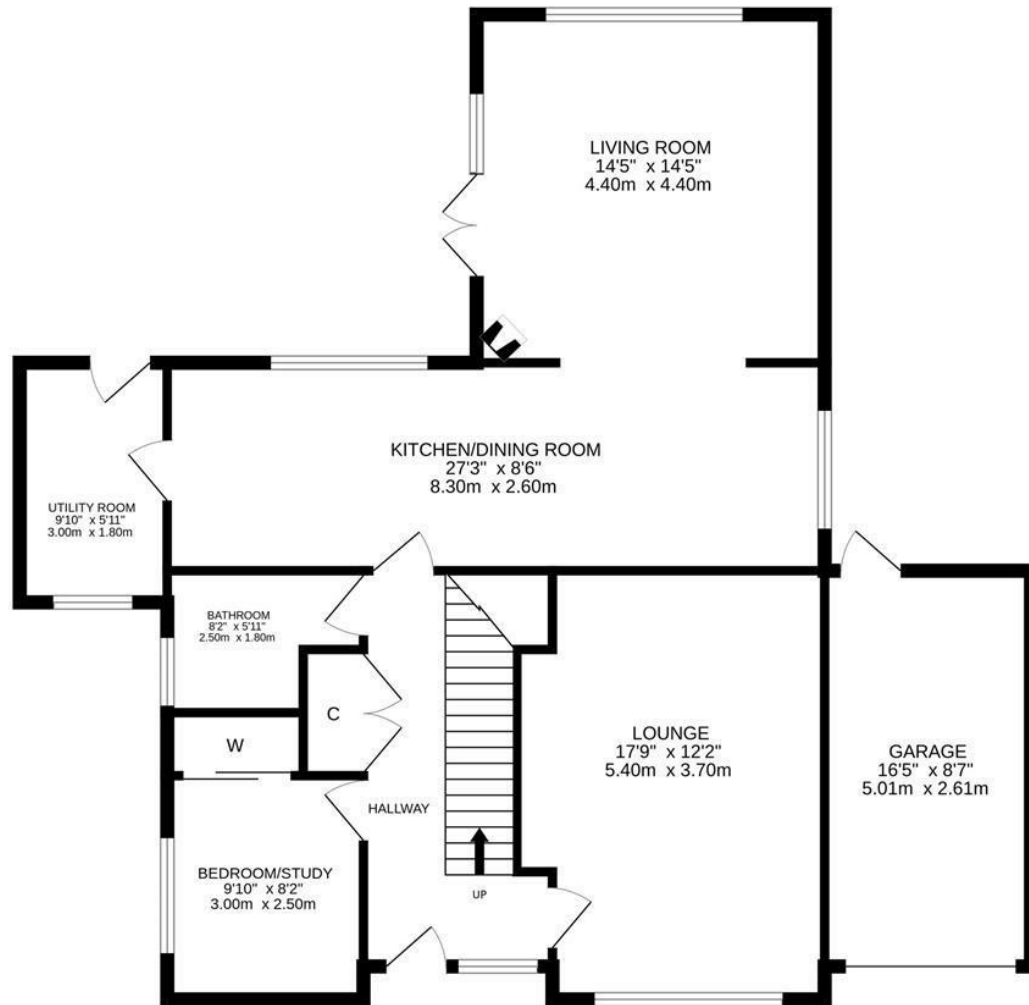
and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

**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

