

3 INNERDOWNIE PLACE, DOLLAR FK14 7BY

HARPER & STONE  
ESTATE & LETTING AGENTS





# 3 INNERDOWNIE PLACE

DOLLAR, FK14 7BY

## PROPERTY FEATURES

- Spacious 4 bedroom bungalow Circa 1975 set in a desirable location within the town of Dollar
- Approximately 115 Square meters of flexible accommodation
- Generous dining kitchen ideal for family living
- Bright lounge with pleasant outlook to the front
- Three spacious bedrooms with built in storage
- Flexible fourth bedroom offering excellent versatility to suit individual requirements
- Family bathroom with corner bath and separate shower
- Wraparound garden with south facing lawn
- Private driveway and detached single garage
- Early viewing strongly advised

Harper & Stone are delighted to present to the market 3 Innerdownie Place, a spacious four bedroom detached bungalow located in the desirable town of Dollar. Built in 1975 and extending to approximately 115 square metres, this charming home occupies a prime corner plot within a sought after residential area and situated within easy walking distance of local schooling and amenities.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Kitchen/Diner, Three Bedrooms, Fourth Bedroom/study, Family Bathroom and a Cloakroom.

Entrance to the property is through a useful vestibule, where a glazed door opens into the warm and welcoming hallway. Attractive engineered oak flooring flows throughout, creating an elegant first impression and leading seamlessly to the beautifully appointed living spaces beyond. A convenient cloakroom provides valuable additional storage and houses the boiler.

Positioned to the left, the generously proportioned lounge is a particularly bright and airy space, enhanced by an impressive floor to ceiling picture window that floods the room with natural light. Enjoying a pleasant easterly outlook over the surrounding woodland, this striking feature creates an attractive and ever changing backdrop throughout the day.

Positioned to the rear of the property, the generously proportioned dining kitchen is both stylish and highly practical. It is fitted with an excellent range of pale grey wall and base units, complemented by coordinating worktops, while integrated appliances include a double oven, five ring gas hob, fridge freezer, dishwasher, washing machine and tumble dryer. At the far end of the room, bespoke banquette seating creates a spacious and welcoming dining area, perfectly suited to relaxed family meals and entertaining guests. A secondary sink provides an additional practical touch, while a door offers direct access to the garden and driveway, creating a convenient connection with the outdoor space.

Adjacent to the kitchen is Bedroom Four, which is currently utilised as a study but could equally serve as a snug, playroom, or additional bedroom, depending on individual requirements. Returning to the hallway, there are three further double bedrooms, all of which benefit from built-in storage. The principal bedroom is positioned to the rear of the property and features a full wall of fitted wardrobes, while also enjoying a pleasant outlook over the garden.

Completing the accommodation is the family bathroom, which is fitted with a corner bath with handheld shower attachment, separate walk in shower, pedestal sink, mirrored vanity unit, heated towel rail, and a WC. This beautifully appointed contemporary space is fully tiled in elegant neutral tones, creating a stylish and sophisticated finish.

Occupying a desirable corner plot, the property benefits from attractive wraparound gardens, providing excellent outdoor space to enjoy. To the sunny south facing side, an enclosed lawn offers an ideal area for relaxing, entertaining, or for children to play safely. To the front, there is a substantial garden



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area with excellent potential, which could be converted into a second driveway, subject to the necessary consents. To the rear, a patio provides the perfect setting for al fresco dining, while a greenhouse offers an ideal space for growing fruit, vegetables, or plants. A monobloc pathway surrounds the property, allowing convenient access to all sides of the home. The detached single garage is equipped with power and lighting and features an up and over door, making it suitable for a variety of uses, including a workshop. Completing the outdoor accommodation is a monobloc driveway providing off street parking for one vehicle.

Offering generous one level accommodation and a highly desirable location close to schooling and local amenities, 3 Innerdownie Place presents a rare opportunity to acquire an attractive home presented in excellent condition. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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.

Viewings are strictly by appointment only via Harper & Stone.

What3Words NavigationNavigation:///chuckle.proclaims.quirky

Council Tax Band E  
EER Band C

Water: Mains  
Sewage: Mains  
Heating: Gas

Dollar is a highly regarded and picturesque town situated at the foot of the Ochil Hills, offering an ideal balance of rural charm and excellent connectivity. Well positioned for commuters, the village provides convenient access to major centres including Edinburgh, Glasgow, Stirling, Perth and Dunfermline, making it an attractive location for those travelling across central Scotland. The village benefits from well regarded schooling within walking distance, including Strathdevon Primary School and the highly esteemed Dollar Academy. Dollar offers a comprehensive range of local amenities, including a general store, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a dental practice, doctor’s surgery and pharmacy all located within the village. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including the beautiful Dollar Glen and the pathway from Castle Road leading to the historic Castle Campbell. Further enhancing its appeal, Dollar lies within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, is approximately 20 minutes by car from Gleneagles, and around 30 minutes 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.



