

10 INNERDOWNIE PLACE, DOLLAR FK14 7BY

HARPER & STONE
ESTATE & LETTING AGENTS





10 INNERDOWNIE PLACE

DOLLAR, FK14 7BY

PROPERTY FEATURES

- 5 bedroom family home Circa 1980 situated in a highly sought after location within the town of Dollar
- Approximately 140 square meters of versatile living space
- First floor living space designed to maximise the stunning surrounding views
- Bright and spacious lounge enjoying a sunny south facing aspect
- Kitchen featuring access to the garden through a conservatory
- Ground floor shower room
- Double length integral garage with adjoining utility room
- Private gardens to the front and rear of the property
- Offered to the market with no onward chain
- Early viewing highly advised

Harper & Stone are delighted to present 10 Innerdownie Place to the market, a spacious five bedroom family home occupying a sought after position within the charming town of Dollar, ideally situated within easy walking distance of local amenities and highly regarded schooling. Cherished by the same family for over 40 years, the property offers generous and flexible living accommodation, together with an exciting opportunity for its new owners to modernise and personalise the home to suit their own taste and requirements, creating a wonderful contemporary family residence in one of Dollar's most popular residential locations.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Utility Room, Three Bedrooms and a Shower Room.

First Floor: Landing, Lounge/Dining Room, Kitchen, Conservatory, Two further Bedrooms and a Bathroom.

Entrance to the home is via a front door positioned to the side of the property, offering a welcome sense of privacy. The spacious and inviting entrance hall features a staircase leading to the first floor, where the main living accommodation is situated.

The generously proportioned lounge/dining room offers a flexible layout with ample space for both comfortable seating and a dining area, if desired. A striking floor to ceiling picture window floods the room with natural light and frames delightful views across the town of Dollar and the picturesque countryside beyond, creating a wonderful focal point and making the most of the property's elevated position.

The kitchen is situated to the rear of the property and enjoys direct access to the garden via the adjoining conservatory, creating a pleasant and peaceful space in which to relax. While the kitchen would now benefit from modernisation, it offers a practical layout with excellent potential to create a contemporary family hub. The current configuration includes a range of integrated appliances, including a double oven, grill and electric hob, together with additional space for a freestanding dishwasher and fridge freezer. A breakfast bar provides an informal dining area, making the space well suited to everyday family living.

Bedroom 2 is located to the rear of the property a spacious room enjoying a peaceful outlook. Benefitting from generous built in cupboards, the room offers excellent flexibility to adapt to a variety of needs, whether as a formal dining room, guest bedroom, home office or playroom. To the front of the property is bedroom 3 a further well proportioned bedroom. This room features built in wardrobes and additional storage, including a large cupboard fitted with a pedestal wash hand basin, offering potential for a range of uses. Completing







10 INNERDOWNIE PLACE

the first floor accommodation is the family bathroom offering a bath, pedestal sink, bidet and a WC.

Heading downstairs the ground floor provides the remaining bedroom accommodation, comprising three well proportioned bedrooms that offer flexible living arrangements to suit families of all sizes. Each room benefits from ample space for freestanding furniture, making them ideal as guest accommodation, a home office or hobby room, depending on individual requirements. A convenient shower room is also located on this level fitted with a mains shower, wash hand basin and WC.

The integral double length garage is accessed from the ground floor and benefits from an electric roller door. Offering ample parking and storage space, this versatile area would suit a variety of uses. Completing the living on this level is a large utility room which is accessed from the garage and offers space for appliances, a sink and additional storage.

Externally, the property benefits from gardens to the front, side and rear bounded by timber fencing, together with a driveway providing off street parking for two vehicles. The front garden is predominantly laid to lawn and is complemented by a selection of mature shrubs, creating an attractive approach and enhancing privacy.

The rear garden offers an attractive outdoor space to enjoy throughout the seasons, featuring a paved patio ideal for outdoor dining and entertaining, alongside a well maintained lawn. Mature planting and established shrubs frame the garden, creating a peaceful setting with a good degree of privacy.

Offering generous accommodation, outstanding potential and a highly desirable location

close to schooling and local amenities, 10 Innerdownie Place presents a rare opportunity to acquire a substantial family home and create something truly special. With no onward chain, flexible living space and stunning views across Dollar and the surrounding countryside, 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 Navigation: [///boat.impose.skyrocket](https://www.what3words.com/boat.impose.skyrocket)

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

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.

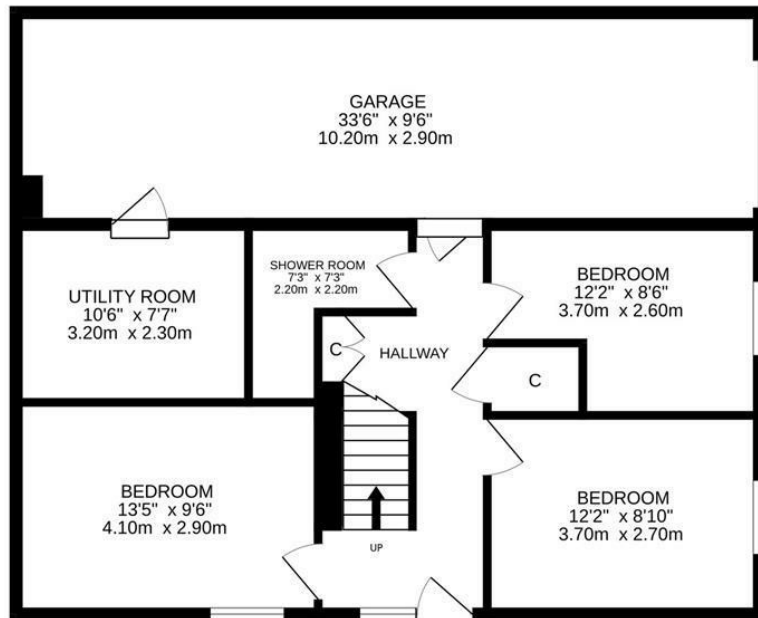
Dollar offers a comprehensive range of local amenities, including a general store, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design 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.





GROUND FLOOR



1ST FLOOR

