

TIGEEN MAIN STREET, DOLLAR FK14 7NU

HARPER & STONE
ESTATE & LETTING AGENTS





TIGEEN MAIN STREET

DOLLAR, FK14 7NU

PROPERTY FEATURES

- Exceptional three bedroom semi detached home dating from Circa 1900
- Approximately 91 square meters of living space
- Extensively renovated to an outstanding standard throughout
- Charming chocolate box frontage concealing remarkably spacious accommodation
- Spectacular triple aspect kitchen, dining and living space with vaulted ceiling
- Stylish high gloss kitchen with quartz work surfaces and premium integrated appliances
- Luxurious family bathroom with double shower and Savanna Waves quartz vanity top
- Magnificent landscaped garden with summer house, roofed pergola and patios
- Private monoblock driveway with electric gated access from Vickers Bridge Road
- Prompt viewing advised

Beautifully renovated to an exceptional standard, Tigeen is a truly captivating three bedroom semi detached home where charming character and contemporary luxury combine effortlessly. Deceptive from the outset, its delightful chocolate box frontage gives little indication of the remarkable accommodation and magnificent gardens beyond. With exceptional finishes throughout, this extraordinary home is a genuine delight, revealing one impressive feature after another.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Kitchen/Dining/Family Room, 3 Bedrooms and a Family Bathroom.

Entry is through an entrance vestibule, which opens into the welcoming hallway and sets the tone for the beautifully presented accommodation within. To the left, bedroom two is a charming front facing double room featuring fitted storage and a deep set window sill, an attractive original detail that adds character and warmth. Positioned opposite, bedroom three is another lovely front facing room, also benefiting from fitted storage and a deep set sill. Continuing along the hallway, bedroom one enjoys a peaceful outlook over the rear garden and provides excellent fitted storage. An adjoining cloakroom is stylishly appointed with a vanity sink, feature shelving and a WC.

Opposite the principal bedroom lies the stunning family bathroom, a generous and luxurious haven designed for relaxation. Presented to the highest standard, it features a bath with handheld shower, an impressive double walk in shower with drench heads and a magnificent double vanity unit topped with striking Savanna Waves quartz. Soft touch cabinetry, a contemporary feature radiator and a floating WC complete this beautifully considered space.

Engineered oak flooring flows along the hallway and into the spectacular open plan kitchen, dining and living area, creating a seamless connection between the spaces. A large cupboard provides valuable additional storage.

The heart of the home is undoubtedly the exceptional kitchen, dining and living space. Triple aspect windows allow natural light to saturate the room, while the vaulted ceiling above the living area introduces a wonderful sense of height and grandeur. A multi fuel stove forms an inviting focal point, creating a warm and comfortable setting in which to relax. The dining area provides ample space for more formal occasions, while the beautifully appointed kitchen is both practical and stylish. A comprehensive selection of wall and base units in a neutral high gloss finish is complemented by elegant quartz work surfaces. Integrated appliances include an induction hob, Neff double oven, fridge, freezer and dishwasher. A central island houses the hob and provides a relaxed setting for informal dining and conversation. French doors open directly onto the rear patio, allowing the interior to connect effortlessly with the garden and creating an exceptional







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environment for everyday family living and entertaining. A rear hallway, complete with back door, provides a further convenient entrance to the garden.

Externally, the current owners have poured their hearts and souls into creating a truly phenomenal outside space, finished with the same attention to detail evident throughout the home. Predominantly laid to lawn and enclosed by timber fencing, the garden offers a wonderful balance of beauty, practicality and privacy. Immediately outside the French doors is a lower patio, perfect for outdoor dining and relaxation. A substantial log store is discreetly positioned to one side, while the bin storage area and gated access to the front are thoughtfully concealed on the opposite side, preserving the attractive aesthetics of the garden. Steps rise from the lower patio to an upper seating area and the enchanting garden beyond. At its heart, a magnificent Canadian sycamore, believed to be around 300 years old, stands proudly as the undisputed king of the garden and its spectacular crowning glory. An attractive roofed pergola provides a sheltered place to sit and enjoy the surroundings, while a charming summer house with generous adjoining storage offers further possibilities. Mature foliage and established shrubs bring colour, texture and interest to this remarkable outdoor sanctuary. At the far end of the garden, a monoblock driveway is secured by electric gates and accessed from Vickers Bridge Road, providing excellent private parking. A garden shed is also included within the sale.

Tigeeen is a rare and remarkable home where character, craftsmanship and contemporary style come together to exceptional effect. From its charming frontage and beautifully finished interiors to its spectacular open plan living space and lovingly created garden, every element has been carefully considered. Crowned by the magnificent 300 year old Canadian sycamore, this is a home filled with memorable features and an unmistakable sense of

quality. Early viewing is strongly recommended to fully appreciate the scale, presentation and extraordinary lifestyle opportunity on 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:///remix.polices.total

Council Tax Band C
EER Band C

Water: Mains
Sewage: Mains
Heating: Log Burner/Immersion

Blairingone is a beautiful small village only 5 miles from Dollar. 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, interior design studio, 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.





