

21 INNERDOWNIE PLACE, DOLLAR FK14 7BY

HARPER & STONE
ESTATE & LETTING AGENTS





21 INNERDOWNIE PLACE

DOLLAR, FK14 7BY

PROPERTY FEATURES

- Beautifully presented 3 bedroom bungalow Circa 1976 set within the popular town of Dollar
- Elevated position enjoying stunning countryside views
- Approximately 111 square meters of accommodation
- Contemporary kitchen with ample workspace and storage
- Open plan Lounge/Dining Room
- Conservatory with beautiful outlook
- Utility Room
- South facing garden
- Early viewing highly advised

Harper & Stone are delighted to present to the market 21 Innerdownie Place, a beautifully presented family home nestled at the end of a peaceful cul-de-sac in the highly sought after town of Dollar. Occupying an elevated position, the property enjoys stunning panoramic views across the surrounding countryside while offering a wonderful sense of privacy. Ideally situated, the home is within easy walking distance of local amenities and well regarded schooling, including Strathdevon Primary School and the prestigious Dollar Academy.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hall, Lounge/Diner, Three Bedrooms, Kitchen, Bathroom, Cloakroom and Conservatory.

The property opens into a welcoming vestibule, with a convenient cloakroom to one side and access to the main hallway beyond. A spacious hall cupboard provides practical storage for household essentials.

Positioned to the front of the home, the contemporary kitchen offers space for a bistro style table and chairs, creating an ideal spot for everyday dining. Fitted with ample wall and base units in a cream gloss finish, complemented by pale wood effect worktops, the kitchen is both stylish and practical. Integrated appliances include an under counter fridge and freezer, dishwasher, electric fan oven and induction hob. A stainless steel double sink with drainer is perfectly positioned beneath the window, enjoying lovely views towards the surrounding hills. From here a door gives access to the external utility room via a covered walkway allowing easy access in all weathers. The utility room offers excellent built-in storage, along with a stainless steel sink with drainer and space for a washing machine.

To the rear of the property, the spacious lounge/dining room provides a wonderful setting for both relaxing and entertaining. A gas fireplace creates a warm and welcoming focal point within the lounge area, while sliding patio doors lead through to the generous conservatory. Enjoying breathtaking views across the open countryside to the south and along the Ochil Hills to the west, this bright and inviting space is perfectly placed to make the most of its surroundings. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living.

Also positioned to the rear of the home is the generously proportioned principal bedroom, which enjoys lovely views over the surrounding countryside and benefits from extensive built in wardrobes, providing excellent storage. Adjacent to the bedroom is the family bathroom, fitted with a bath and over-bath electric shower, a wash hand basin with built in vanity storage, and a WC. There are two further well proportioned double bedrooms, both benefiting from built in storage and offering flexible accommodation for family living, guests, or home working if required.



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Externally, the property occupies a generous plot at the end of the cul-de-sac, with beautifully maintained gardens extending to the front, side and rear, alongside a driveway and single garage. Lovingly cared for by the current owner, the gardens are filled with established plants and shrubs that provide colour and interest throughout the seasons. To the rear, mature hedging creates a private and peaceful setting, while a decked area and stone patio offer the perfect spots to relax and take in the stunning views across the surrounding countryside. A greenhouse, ideal for keen gardeners, is also included in the sale.

Occupying a peaceful cul-de-sac location in the heart of Dollar, this well maintained home combines comfortable living space, beautiful countryside views and wonderfully kept gardens. With spacious accommodation and excellent storage throughout, 21 Innerdownie Place offers a fantastic opportunity for those seeking a welcoming home in a sought after setting. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

The sale will include all fitted floor coverings, light fittings (except in bedroom 1), window coverings (except curtain and pole between lounge & conservatory), 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: [///warned.century.hilltop](http://www.warned.century.hilltop)

Council Tax Band E
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.



