

OAK VIEW, GLENOCHIL FARM LANE, DOLLAR FK14 7LN

HARPER & STONE
ESTATE & LETTING AGENTS





OAK VIEW GLENOCHIL FARM LANE

DOLLAR, FK14 7LN

PROPERTY FEATURES

- Beautifully presented 4 bedroom detached home Circa 1972
- Approximately 109 square meters of flexible living space
- Enjoying an idyllic location within walking distance to the popular town of Dollar
- Modern kitchen/dining room with access to garden
- Lounge with patio door access to the South West facing front garden
- Two bedrooms and family bathroom conveniently located on ground floor
- Two bedrooms upstairs featuring impressive picture windows and generous storage
- Detached single garage and driveway with parking for multiple vehicles
- Stunning views along the Ochil hills and surrounding countryside
- Early viewing highly recommended

Harper & Stone are delighted to introduce Oak View to the market, a beautifully presented and thoughtfully arranged four bedroom detached home enjoying an enviable position within the peaceful hamlet of Lower Mains, just a short and pleasant walk from the much loved town of Dollar. Enjoying a peaceful position at the end of a private lane, this charming home forms part of an exclusive enclave of four properties, offering privacy, tranquillity and a welcoming sense of retreat.

The Accommodation is Presented as Below:

Ground Floor: Entrance hallway, living room, dining area, kitchen, bedroom, bathroom and study.

First Floor: Landing, two bedrooms and shower room.

The welcoming entrance opens into a bright and spacious hallway, beautifully finished with oak laminate flooring and providing a lovely first impression of the home.

Immediately to the right is Bedroom Four, a versatile room which could equally lend itself to use as a home office, study or additional snug.

The lounge is an inviting space, ideal for relaxing with family or entertaining guests. A particular feature is the patio door opening directly onto the front facing patio and garden, where the beautiful countryside views can be enjoyed throughout the day.

The family bathroom is bright and well proportioned, featuring a bath with overhead shower, WC and wash hand basin set within a stylish blue vanity unit. A useful understairs cupboard provides additional storage.

Bedroom Three is also situated on the ground floor. A comfortable double bedroom, it benefits from a built-in double wardrobe and offers a peaceful and practical space for family or guests.

To the rear of the property is the heart of the home, the modern kitchen and dining area. The kitchen is finished in crisp gloss white cabinetry and is well equipped with an electric hob and oven, integrated fridge freezer, dishwasher and washing machine. An aluminium splashback adds a contemporary touch, while a useful pantry cupboard provides additional storage.

The adjoining dining area offers ample room for family meals and entertaining, with patio doors from both the kitchen and dining space







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providing direct access to the private rear garden. This creates a lovely connection between the indoor and outdoor spaces, particularly during the warmer months.

A bright and attractive staircase, featuring glass partitions and warm wood detailing, leads to the first floor. The principal bedroom is positioned to the rear of the property and is an impressive king sized room. A large picture window beautifully frames the surrounding countryside and fills the room with natural light. Generous built-in storage completes this excellent bedroom.

Bedroom Two is positioned towards the front of the property and once again benefits from a large picture window, making the most of the stunning south-westerly views. This spacious double bedroom also features a built-in wardrobe.

The shower room completes the first floor and comprises a shower, WC and vanity style wash hand basin.

Externally, the property continues to impress. To the front, a substantial private monoblock driveway provides generous parking for up to four vehicles, while the detached single garage benefits from an electric door, power and additional storage space.

The front garden is predominantly laid to lawn and incorporates a large patio area, creating an ideal spot from which to sit back and enjoy the wonderful south-westerly views across the countryside.

The rear garden is a generous, private and secure space, predominantly laid to lawn with an additional patio area beneath a pergola, perfect for outdoor dining, entertaining or simply

enjoying the peaceful surroundings. A useful garden shed provides further storage. Beyond the garden, the property enjoys an outlook across neighbouring fields, adding to the wonderful rural feel of this appealing home.

Boasting far reaching views towards the Ochil Hills and surrounding countryside, this exceptional home enjoys generous gardens, a private driveway and detached garage, creating an enviable balance of comfort, practicality and outdoor living. Offering spacious, modern accommodation in a peaceful setting, it presents a rare opportunity to enjoy the best of countryside living without compromising on convenience. Early viewing is highly recommended to fully appreciate everything this superb family home 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: [///transit.period.bulge](https://www.what3words.com/#!/transit.period.bulge)

Council Tax Band E
EER Band D
Water: Mains
Sewage: Mains
Heating: Oil

Dollar is a highly regarded and picturesque town situated at the foot of the Ochil Hills,

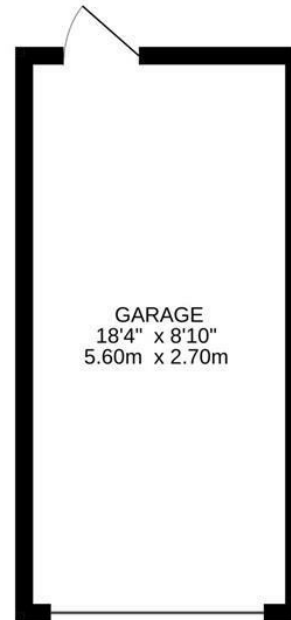
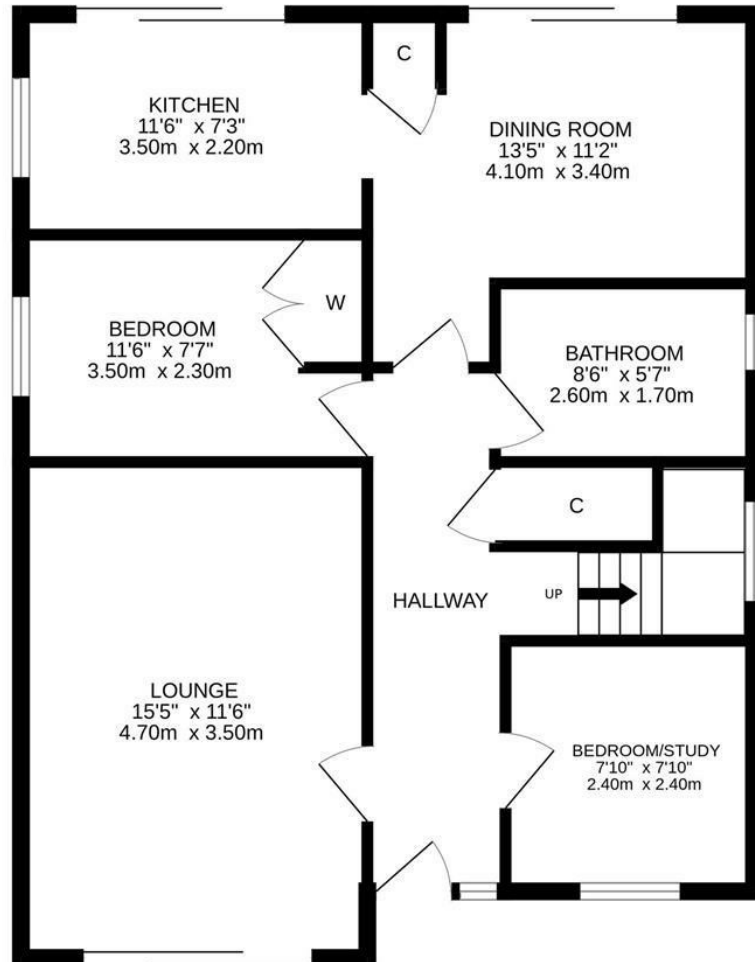
offering an ideal balance of rural charm and excellent connectivity. Well positioned for commuters, the village provides convenient access to major centres including Edinburgh, Glasgow, Stirling, Perth and Dunfermline, making it an attractive location for those travelling across central Scotland. The 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

