

17 HIGH STREET, DOLLAR FK14 7AY

HARPER & STONE
ESTATE & LETTING AGENTS





17 HIGH STREET

DOLLAR, FK14 7AY

PROPERTY FEATURES

- An enchanting 5 bedroom sandstone period home dating back to 1806
- Beautifully preserved original features throughout
- Approximately *** square meters of flexible living space
- Homely dining kitchen with central island and charming stable door
- Five generous bedrooms offering exceptional family flexibility
- Impressive lounge with exquisite ceiling detail ornate roses
- Principal bedroom with a stylish ensuite shower room
- Spectacular views towards Castle Campbell and the Ochil Hills
- Delightful garden and two designated off road parking spaces
- Early viewing a must

Harper & Stone are delighted to present to the market 17 High Street, an enchanting period home dating back to 1806 and occupying a wonderful position in the heart of Dollar. Instantly captivating, the property displays an abundance of kerb appeal, with its handsome sandstone façade, cottage style windows and elegant entrance offering a glimpse of the character found within. Before stepping inside, take a moment to admire the historic Scottish Union fire insurance plaque positioned above the front door, believed to be the only remaining example in Clackmannanshire, with further information held by Dollar Museum. Arranged over three impressive levels, this remarkable five bedroom family home combines generous, versatile accommodation with a wealth of original features, including working shutters, decorative corning, ornate ceiling roses, traditional press storage and charming deep set window sills.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Inner Hallway, Kitchen/Dining Room, Lounge, Snug/Craft Room, Study Utility Room with Cloakroom.

First Floor: landing, Bedroom/Lounge, 2 further Bedrooms and a Bathroom.

Second Floor: 2 Bedrooms, 1 with an Ensuite Shower Room.

Entry is into the welcoming hallway, which opens in turn to an inner hallway from where the ground floor accommodation flows. The homely dining kitchen sits to the front of the property and forms the true heart of the home. The kitchen area is fitted with an excellent selection of cream wall and base units, complemented by warm toned worksurfaces, while a central island provides welcome additional storage and preparation space. Integrated appliances include a gas hob, electric oven, dishwasher and fridge freezer. The adjoining dining area comfortably accommodates a six to eight seater dining table, creating a relaxed and sociable setting for everyday family life and entertaining. Further storage is provided by a series of practical slimline cupboards, while a delightful stable door offers direct access outside.

At the end of the hallway, three steps lead to the remaining ground floor accommodation. The generously proportioned utility room is both practical and well appointed, offering countertop workspace, storage, a sink, two appliance spaces and a traditional ceiling pulley. Natural light is introduced through a Velux window, while the room also provides access to the rear garden. An adjoining cloakroom completes this particularly useful area of the home. Opposite the utility room is an appealing snug/craft room. With two Velux windows and a picture window overlooking the garden, this is a wonderfully calm and versatile space in which to work, study or create. A broad square arch leads through to the spacious lounge, an inviting room in which to relax and unwind. The exceptional ceiling detail, incorporating decorative corning and a collection of ornate ceiling roses, creates an unforgettable focal point and celebrates the home's rich period character. From here, a charming bijou study provides an additional quiet workspace, with a further door returning to the hallway and completing the natural flow of the ground floor.

The staircase rises to the first floor, where an impressive lounge or fifth bedroom extends the full depth of the home. Dual aspect windows fill the room with natural light, while a handsome stone fireplace forms a striking focal point. Its generous proportions allow this room to adapt effortlessly as a formal







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sitting room, guest bedroom or additional family space depending on individual requirements. Also situated on this level are bedrooms two and four, both of which are well proportioned double rooms. Bedroom four enjoys an attractive outlook over the High Street, while bedroom two benefits from lovely views towards the garden and surrounding landscape. The family bathroom completes the accommodation on this floor and provides an enchanting oasis in which to relax. A beautiful sash and case cottage window, with useful storage beneath, enhances the period charm, while the suite comprises a bath, separate shower enclosure, pedestal wash hand basin, heated towel rail and a WC.

An elegant solid wood Italian spiral staircase rises to the second floor, bringing a distinctive architectural flourish to the home and leading to the principal bedroom and bedroom three. The magnificent principal bedroom is exceptionally spacious, with ample room for a variety of occasional furniture to suit the needs of its new owner. An adjoining ensuite shower room comprises a corner shower enclosure, traditional washstand style basin with an eye catching Elspeth Gardner splashback, heated towel rail and WC. Bedroom three completes the internal accommodation. Another generous double room, it enjoys views over the rear garden and also provides access to the loft.

Externally, the garden is a truly special feature of the property, enjoying breath taking views towards Castle Campbell, the Ochil Hills and the beautiful countryside beyond. Predominantly laid to lawn and enclosed by traditional stone walling, it offers a peaceful and private setting in which to enjoy the changing seasons. A patio area provides an idyllic spot for outdoor dining, entertaining or simply relaxing while taking in the magnificent surroundings. Raised planting beds and a polytunnel will appeal to keen gardeners, while a gate provides convenient access to a delightful walk leading towards Mill Green. The property also benefits from two to three designated off road parking spaces.

Rich in history, character and individuality, 17 High Street is an exceptional family home that beautifully balances its period origins with the comfort and flexibility required for modern living. The current owners have been immensely proud to serve as custodians of this remarkable historic building, which has provided the setting for many cherished years as a wonderful family home. As the

time now comes to pass it into new hands, it presents a rare opportunity for another family to love and care for it while beginning an exciting chapter of their own. From its captivating sandstone façade and exquisite original details to its generous accommodation and extraordinary views, this is a home with a warmth and presence that must be experienced in person. Early viewing is highly recommended to fully appreciate everything this truly memorable Dollar home has to offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Please note that the Tiffany light in the kitchen and the curtains in the lounge are not included in the sale. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation///cabbage.stitching.jots

Council Tax Band F
EER Band D

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

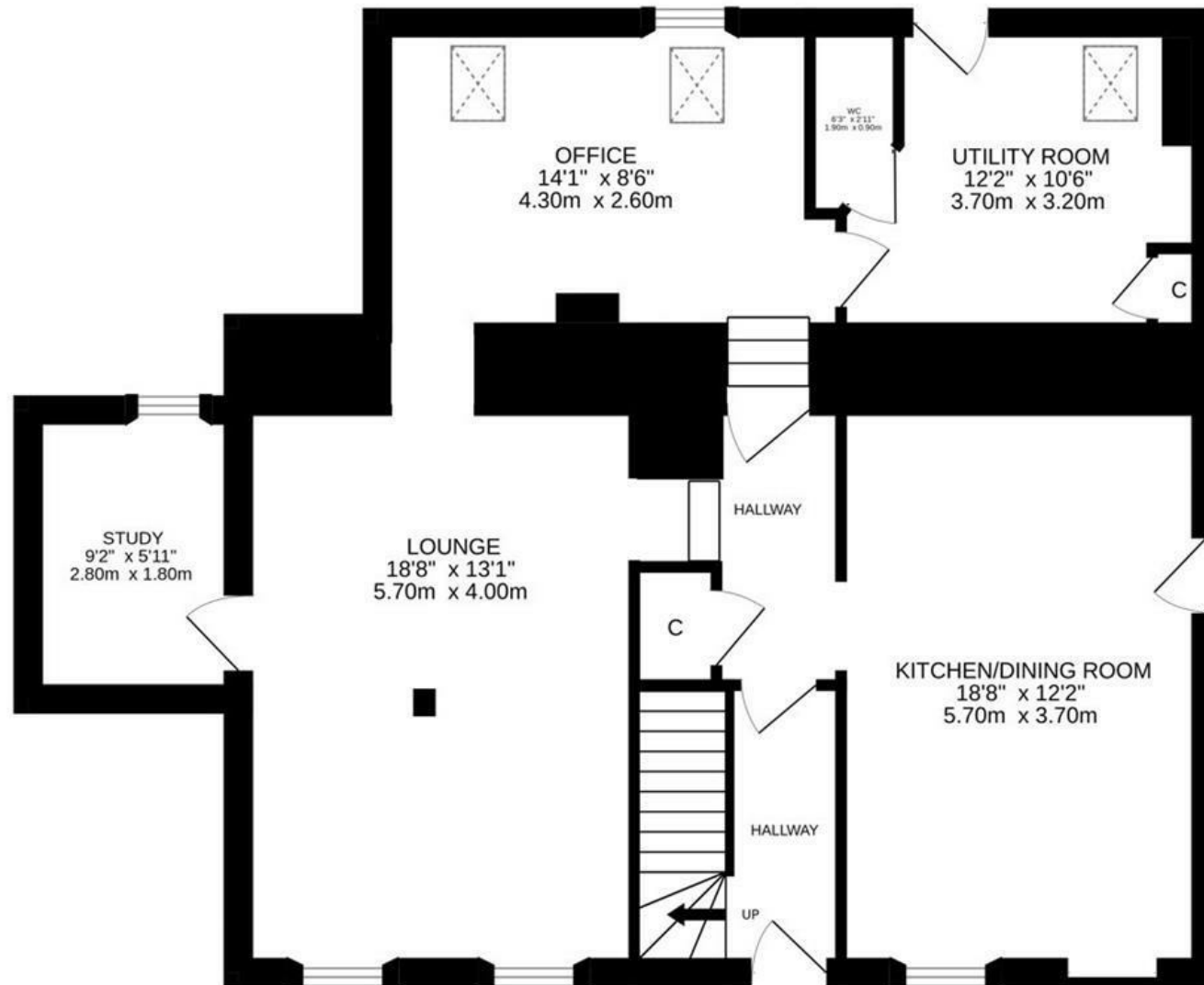
traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a dental practice, doctor's surgery and pharmacy all located within the village. For those who enjoy the 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.

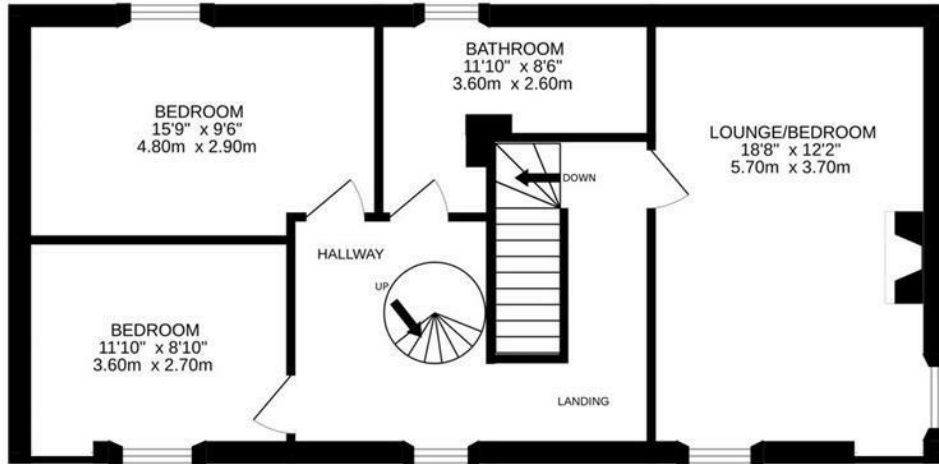




GROUND FLOOR



1ST FLOOR



2ND FLOOR

