

3 MOIR'S WELL, DOLLAR FK14 7BQ

HARPER & STONE  
ESTATE & LETTING AGENTS





# 3 MOIR'S WELL

DOLLAR, FK14 7BQ

## PROPERTY FEATURES

- 4 bedroom family home Circa 1970, ideally located in the popular town of Dollar
- Approximately 113 square meters of flexible living space
- Within easy walking distance of local schooling and amenities
- Spacious and bright lounge/dining room
- Modern, well appointed kitchen with garden views
- 3 well proportioned double bedrooms, two with built in storage
- Single bedroom, also ideal for use as an office
- Single attached garage plus parking for two cars
- Presented to the market chain free
- Early viewing advised

Harper & Stone are delighted to present to the market 3 Moir's Well, a bright family home offering approximately 113 square meters of flexible living space and located in the highly sought after town of Dollar. Set within a peaceful residential area, the property enjoys an ideal position just a short walk from local schools, shops and amenities, making it perfectly suited to modern family living.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge/Dining Room, Kitchen and a Bedroom.  
First Floor: Landing, Three Bedrooms and a Bathroom.

Upon entering the property, you are welcomed into a spacious hallway from where the accommodation flows. To the right sits bedroom 3 which could also be utilised as a further reception room depending on requirements. This is a generous double room with pleasant views over the garden and features a single fitted cupboard for useful storage. Moving through to the main living space, you will find a large L shaped lounge/dining room. The lounge benefits from two sizeable east facing windows that flood the room with natural light, and a central gas fireplace creates an inviting focal point. The dining area features a side facing window and sits conveniently adjacent to the kitchen.

The modern kitchen is neutrally styled with cream shaker style cabinets, complementary wooden worktops and a stainless steel sink with drainer. Integrated appliances include fan oven and induction hob, while there are designated spaces for a dishwasher and washing machine. An alcove provides room for a fridge freezer and microwave. Side access to the garden is available from here offering convenient access to the outside.

As you head upstairs, a window on the stairwell brings an abundance of natural light into the landing and hallway. The first door on the right leads to bedroom 2, a spacious double with two fitted double wardrobes and attractive views over the garden and hillside. Across the landing is bedroom four, a single room which would also be ideal for use as a home office. The Velux window enjoys lovely, elevated views towards the hillside.

The principal bedroom sits to the front of the property and is another well proportioned double, featuring two double wardrobes and a small walk in closet to the side. This space offers potential for conversion into an ensuite shower room. Completing the accommodation is the family bathroom which is generously sized and includes a bath with overhead shower, pedestal sink, and WC.

Externally, the home offers easy everyday convenience with a driveway for two cars and a single garage. The west facing rear garden is a lovely spot to unwind, with a patio that wraps from the side to the back, ideal for relaxed outdoor dining or hosting friends on warm evenings. Steps lead up to a raised lawn bordered by mature planting, creating a private, leafy feel. The garage can also be accessed directly from the garden for added practicality.



# 3 MOIR'S WELL

With its ideal location, generous accommodation and considerable scope for enhancement, 3 Moir's Well represents a genuinely exciting opportunity. Bright and spacious rooms along with the addition of a single garage makes this an exceptional prospect for those seeking to create a lovely family home. Early viewing is advised to appreciate all that this lovely home can 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.

Council Tax Band E  
EER Band C

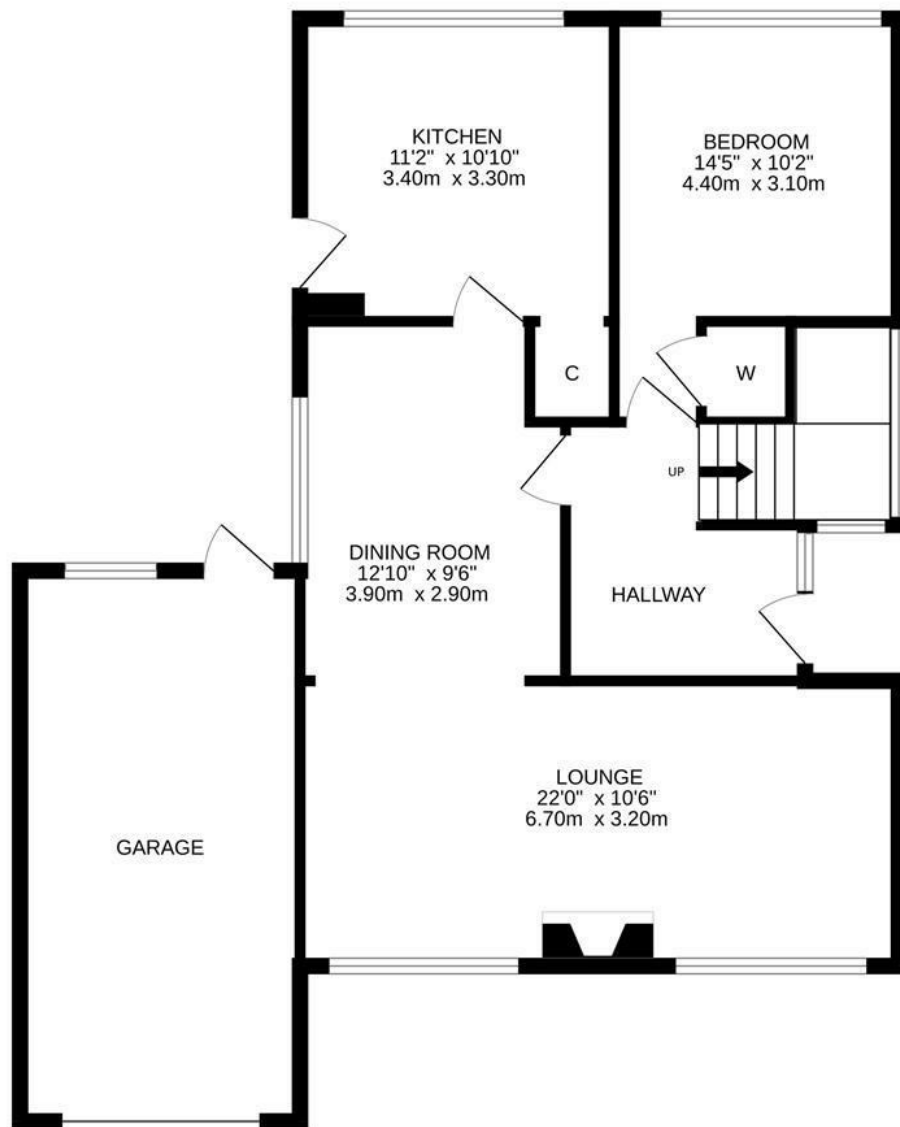
Water: Mains  
Sewage: Mains  
Heating: Gas Mains

Dollar is a highly regarded and picturesque village 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

