

HELMSIDE VICARS BRIDGE ROAD, DOLLAR FK14 7LR

HARPER & STONE
ESTATE & LETTING AGENTS





HELMSIDE VICARS BRIDGE ROAD

DOLLAR, FK14 7LR

PROPERTY FEATURES

- Spacious 3 bedroom detached bungalow Circa 1975
- Approximately 144 square meters of flexible living space
- Conveniently located close to local amenities and scenic walks
- Generous front facing lounge, and separate dining room
- Exceptionally large family bathroom with bath and a separate shower
- Extensive mature gardens to the front, side and rear with abundant wildlife
- Private driveway and attached single garage providing excellent parking and storage
- Outstanding renovation/development potential with scope to extend outward or upward (subject to relevant consents)
- Early viewing advised

Nestled within substantial mature grounds extending to approximately 2,226 square metres, Helmside presents a rare opportunity to acquire a spacious detached bungalow offering approximately 144 square metres of versatile accommodation. Built circa 1975 and enjoying a peaceful setting in the heart of Blairingone, this much loved home combines generous room proportions, extensive gardens and exceptional potential for modernisation, renovation or future extension. Whether seeking a comfortable family home, a project with scope to add value, or a property capable of evolving with changing needs, Helmside offers an exciting canvas upon which to create something truly special.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Shower Room, Three Bedrooms and a Family Bathroom.

Double glazed storm doors open into a welcoming entrance vestibule which in turn leads through to the central reception hallway, from where the accommodation flows naturally throughout the home. Positioned to the right, the spacious front facing lounge enjoys excellent natural light and offers a comfortable setting for everyday living and entertaining. An electric fire set within a traditional wooden surround creates an attractive focal point and adds warmth and character to this generous principal reception room.

The dining room is situated to the rear of the property and can be accessed from both the lounge and the kitchen, creating a practical layout for family life and social occasions. Overlooking the rear garden, it provides ample space for formal dining while maintaining a strong connection to the outdoor surroundings.

The kitchen offers a good range of wall and base mounted cabinetry together with a halogen hob, electric oven and dedicated space for three freestanding appliances. There is also room for a breakfast table and chairs, making it a functional everyday space. While perfectly serviceable, the kitchen would now benefit from modernisation, presenting the ideal opportunity for the next owner to design and create a kitchen tailored to their own tastes and requirements. Beyond the kitchen, a rear hallway provides useful storage and direct access to the garden, adding practicality to the home. Conveniently located off the rear hall is a separate shower room, fitted with a shower enclosure and wash hand basin, providing useful additional facilities.

Returning to the main hallway, the sleeping accommodation comprises three generous double bedrooms, all offering excellent proportions. Bedrooms one and two further benefit from fitted storage, enhancing their functionality. Completing the internal accommodation is a remarkably spacious family bathroom, fitted with a bath, separate shower enclosure, vanity sink and a WC, providing ample space for busy family living.

The gardens are undoubtedly one of Helmside's defining features. Wrapping around the property to the front, side and rear, the grounds are bounded by a combination of mature hedging, fencing and stone walls, creating a wonderful sense of privacy and seclusion.



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A private driveway leads to the attached single garage, providing ample off street parking. The mature gardens have been carefully cultivated over many years and now provide a haven for wildlife, with an abundance of established trees, shrubs and seasonal planting creating colour and interest throughout the year. Fruit trees produce apples and pears, while the expansive rear garden offers endless opportunities for families, gardeners and outdoor enthusiasts alike. A charming garden room provides an excellent space to relax and enjoy the surroundings, while an external workshop/store offers additional flexibility for hobbies, storage or future adaptation.

With its substantial plot, generous accommodation and considerable scope for enhancement, Helmside represents a genuinely exciting opportunity. The size of the grounds offers potential for extension both outward and upward, subject to the necessary planning and building consents, while still retaining extensive outdoor space. Rarely does a property combine such generous proportions, mature grounds and future potential so successfully, making this an exceptional prospect for those seeking to create a truly outstanding forever home.

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 F
EER Band D

Water: Mains
Sewage: Mains
Heating: Oil

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.



GROUND FLOOR

