

2 KELLYBURN PARK, DOLLAR FK14 7AD

HARPER & STONE
ESTATE & LETTING AGENTS





2 KELLYBURN PARK

DOLLAR, FK14 7AD

PROPERTY FEATURES

- Flexible living over approximately 156 square meters
- 2 Reception rooms
- 4 good sized double bedrooms
- Private garden grounds to the front, sides, and rear
- Garage and ample private parking
- Great potential for expansion and/or development
- Close to Local Amenities
- Early viewing recommended

CLOSING DATE WEDNESDAY 20 MARCH 2024 at 12.00 MIDDAY

Harper & Stone are delighted to present to the open market, 2 Kellyburn Park, a lovely family home located within a highly desirable residential area. Sitting within a large prime plot, this delightful home offers flexible accommodation over two floors extending to approximately 156 square meters and is a wonderful opportunity for the new owner to put their own take on it.

The accommodation comprises:

Ground Floor: Entrance Hall, Lounge, Dining/Sitting Room, Kitchen, Utility Area and Toilet.

First Floor: Landing, Four Bedrooms and a Bathroom.

Entry to the property through the front door takes you into the lower hallway from where the lower accommodation flows. Immediately on the right is the downstairs Cloakroom, and to the left is an under-stair cupboard. Next on the right is the Lounge. With windows on three sides, the natural daylight floods into the room. An open coal fire adds to the cosy ambiance of the lounge and double doors lead out to the back garden. A door from the lounge leads through to the Dining Room with dual aspect windows, large press cupboard and feature cupboard with arched shelving. Returning to the hallway next is the rear facing kitchen, a practical space with base units, walk in pantry, Aga and room for a table and chairs. The back door opens into the Boot Room and Utility Room where the washing machine is housed. A door to the back of the Boot Room opens to the back garden.

Heading upstairs to the upper living is the upper landing with press cupboard. At the far end to the right is the Principal Bedroom with dual aspect windows making it a light, bright room. Bedrooms 2, 3 and 4 are rear facing, all benefitting from fitted wardrobes. Bedroom 4 is currently used as a home office, an excellent option for remote working. A small walk-in cupboard/nook with window is currently set up as a work station. Completing the upper living is the Family Shower Room presenting walk in shower, vanity sink with storage and WC.

Externally there is an attached garage and ample parking to the front on a gravel driveway. The garden grounds to the front, sides and rear are filled with mature trees, hedges, plants and shrubs with the back area laid to lawn, there is also a useful garden shed. A small patio beside the back door provides a seating area for taking in the sunshine through to sundown.



2 KELLYBURN PARK

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

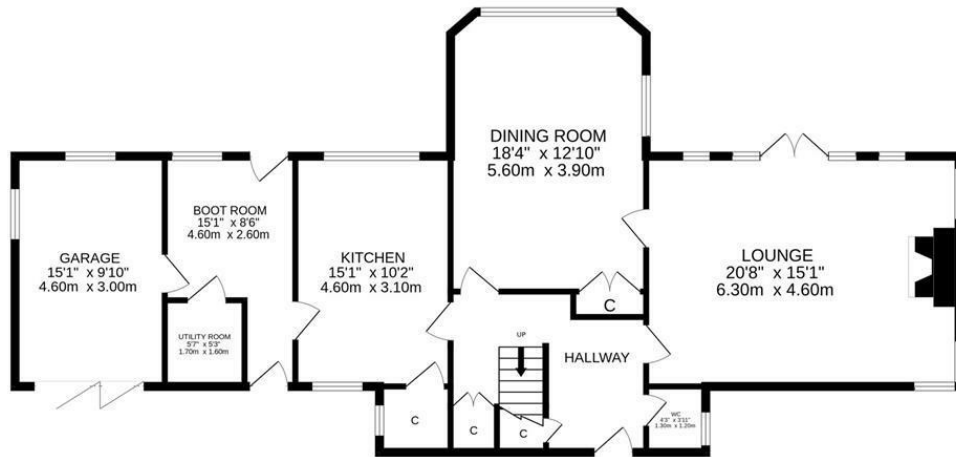
Water: Mains
Sewage: Mains
Heating: Gas

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, 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



1ST FLOOR

