

WESTER SHEARDALE LODGE, DOLLAR FK14 7PY

HARPER & STONE  
ESTATE & LETTING AGENTS





# WESTER SHEARDALE LODGE

DOLLAR, FK14 7PY

## PROPERTY FEATURES

- Stunning 5/6 bedroom detached home
- A hidden gem in a quiet sought after part of the town of Dollar
- Close proximity to Dollar Academy and Strathdevon Primary School
- Approximately 329 square meters of flexible living
- Principal bedroom with ensuite and walk in wardrobe
- Second bedroom with ensuite shower room
- Home office and craft/sewing room
- Private mature garden grounds
- Ample parking space
- Early viewing strongly advised

A fantastic opportunity to purchase Wester Sheardale Lodge situated on the edge of the popular town of Dollar. Harper & Stone are delighted to present this rarely available home to the open market, a true gem waiting to be discovered. Built in the charming era of 1984, this house exudes character and warmth. The property boasts a spacious interior, perfect for both entertaining guests and enjoying quiet family nights in.

The accommodation is portrayed as below:

Ground Floor: Entrance Hall, Lounge, Kitchen, Dining Room, Bedroom with Ensuite Shower Room, Three further Bedrooms, Bathroom, Utility Room and Toilet.

This attractive five/six bedroom, three bathroom detached family home enjoys favoured positioning on the edge of the town of Dollar at the foot of The Ochil Hills. The property has been lovingly cared for and upgraded by the current owners during their 27 year tenure whilst retaining the original charm of the property. Worthy of particular note is the private position of this beautiful home whilst remaining within a close distance to local amenities and schooling. Overall, the property extends to approximately 329 square meters offering a versatile layout well suited to family living but also provides plenty of potential for extension, reconfiguration or development.

Entry to the property takes you into the vestibule which in turn leads to the hallway from where the lower accommodation flows. The entrance hall makes a welcoming first impression with classic oak flooring, decorative staircase with feature stained glass window at the turn. To the left is the lounge, a welcoming space with log burning stove set within a marble surround and patio doors to the front. The dual aspect windows to create a naturally light bright space with views to the surrounding garden. Double doors lead into the kitchen which can also be accessed from the hallway.

The back of the house is very appealing beginning with the beautiful dining kitchen, a lovely social space overlooking the back garden. The gas fired Aga is the heart of the kitchen, and the practical layout has attractive white Shaker style units incorporating wall and base units, pan drawers, a large pantry, open shelving and a back-lit display cabinet. The proportionate centre island includes further storage with all desirable appliances close to hand.

The gas fired, 4-compartment Aga is the heart of the kitchen and has a roasting, simmering, baking and a warming oven. The dining space comfortably accommodates a 6-8 placed table with French doors opening to the garden. The generous utility room has further storage, sink with boiling tap, pulley and incorporates an integrated dishwasher, fridge freezer and access to the rear garden. Returning to the







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hallway is the front facing dining room, ideal for formal entertaining with an open coal fire as a focal point. Completing the living area within this part of the house is a cloakroom displaying half panelled walls, pedestal sink and WC.

There are 4 good sized bedrooms located on the ground floor. All are side facing with the largest of the four enjoying an ensuite shower room with walk in shower, vanity sink with storage, heated towel rail and WC. The family bathroom presents bath, shower, handbasin and WC and completes the living in this section of the house.

Heading upstairs the principal suite is a calm relaxing room, with dual aspect windows and triple fitted wardrobes. The front facing bay nook is a quiet haven to sit, relax and take in the view outside. The dressing area is fitted with a combination of mirrored wardrobes, cupboards and drawers in a dark wood finish. The ensuite bathroom offers bath, walk in drench shower, double vanity sinks with storage underneath and WC. At the opposite end of the landing is a substantial bedroom/playroom a lovely light, bright room with endless options regarding usage. Positioning of the 4 windows create copious amounts of natural light flow into the room. There is access to the partially floored loft via a drop down ladder. There are 2 further front facing rooms, one is currently utilised as a study/home office and the other as a sewing room. On the opposite side of the upper landing are 3 generously sized cupboards. There are 6 Velux windows upstairs, one of which above the stairs is remotely controlled, adding to the light and airy feel to the upper living.

Externally, there are wraparound garden grounds to the front, sides and rear plus ample parking space. The attached large garage has an up and over door and as well as access from the back garden. It has light, power, a WC and hand basin within. The front garden has been attractively tiered and populated with mature trees, shrubs and plants. The back garden is

predominately laid to lawn with a raised decked area ideal for outdoor entertaining. Again, there is a plethora of various types of mature shrubbery and trees making it an extremely private space. Wester Sheardale Lodge benefits from easy access to what was the old railway line, now a functional tarmacked walkway/cycle track to Dollar and Tillicoultry.

Once seen, Wester Sheardale Lodge will leave a lasting impression; it has been and will continue to be a happy family home. Don't miss out on the opportunity to make this house your own and create lasting memories in this beautiful property.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band C  
Water: Private Water Supply  
Sewage: Septic Tank  
Heating: Gas  
What3words Navigation:///indoor.earphones.electric

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, butchers, beauty salon and hairdressers, cafes, opticians, a

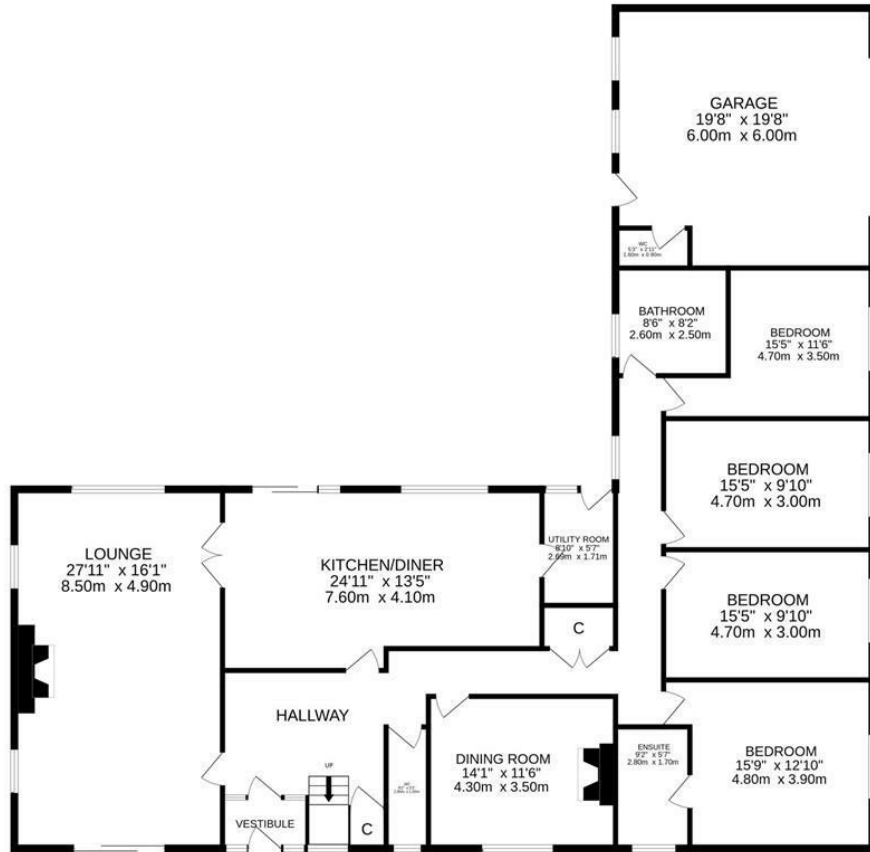
restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, 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

