

KYLE HOUSE 5 EAST BURNSIDE, DOLLAR FK14 7AT

HARPER & STONE
ESTATE & LETTING AGENTS





KYLE HOUSE 5 EAST BURNSIDE

DOLLAR, FK14 7AT

PROPERTY FEATURES

- Distinguished period family home dating from Circa 1877
- Approximately 199 square meters of flexible living
- Prime Burnside setting overlooking Dollar's picturesque burn
- Beautiful original features and a welcoming period entrance
- Bright breakfasting kitchen, substantial utility room and pantry
- Two elegant reception rooms with generous proportions
- Glorious mature gardens with productive fruit and vegetable areas
- Gated driveway, garage, workshop and summer house
- Desirable south west aspect enjoying sunshine throughout the day
- Early viewing strongly advised

Harper & Stone are delighted to present Kyle House, a beautiful period residence enjoying a prime position on Dollar's much admired Burnside. Dating from Circa 1877, this distinguished family home brings together elegant proportions, a wealth of original detail and wonderfully versatile accommodation, all complemented by glorious established gardens. With views towards the burn and the enchanting springtime display of cherry blossom, Kyle House offers a setting every bit as special as the home itself.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Drawing Room, Family Room, Dining Room, Kitchen/Breakfast Room, Shower Room, Rear Hallway, Utility Room, Store and a Cloakroom.

First Floor: Upper Landing, Principal Bedroom with Ensuite Bathroom, 3 Further Bedrooms, Office/Study and a Shower Room.

The welcome begins within the entrance vestibule, where a charming working doorbell offer an immediate introduction to the character found throughout. A door opens into the central hallway, from which the principal ground floor accommodation flows. High ceilings, decorative corning, ceiling roses, original doors and traditional press storage enrich the interior, creating a home with a strong sense of history and an inviting atmosphere.

The drawing room is an exceptionally elegant space, its generous bay window framing lovely views towards the burn and the Ochil Hills. In spring, the blossoming cherry trees provide a particularly beautiful outlook, bringing colour and seasonal interest to this gracious room. A marble fire surround housing a log burner forms an attractive focal point, offering warmth and comfort for quieter evenings and a delightful backdrop for entertaining. To the rear, the formal dining room provides an equally appealing setting for gathering family and friends. Comfortably accommodating a dining table for eight to ten guests alongside freestanding furniture, this generously proportioned room lends itself beautifully to celebrations and leisurely dinners.

Across the hallway, the family room is a bright and welcoming space, enjoying a lovely outlook towards the Burnside through dual aspect windows. Offering a less formal setting than the drawing room, it is an inviting place to gather as a family, settle down with a book or enjoy a relaxed evening together. Enjoying plenty of natural light the kitchen is a bright and welcoming heart to the home. Ample wall and base cabinetry in a classic white wood finish is complemented by darker timber work surfaces, while the Redfye gas cooker provides a distinctive centrepiece. An integrated fridge, freestanding dishwasher and traditional pulley add to the room's everyday practicality, with space for a table and chairs providing a relaxed option for family meals and morning coffee.

A short hallway beyond the kitchen gives access to the garden and leads into the substantial laundry and utility room. This useful space offers further cupboard storage, a sink, room for two freestanding appliances and a walk in pantry, keeping the practical demands of family life neatly accommodated.

Continuing through, a further hallway connects a generous store and a separate cloakroom, affectionately known by the current owners as "The Boys Room". Internal access to the garage and its adjoining workshop completes this particularly practical section of the house, providing excellent space for







KYLE HOUSE 5 EAST BURNSIDE

storage, hobbies and household projects. Completing the lower living is the spacious ground floor shower room is appointed with a walk in shower, pedestal basin and WC, with ample room for freestanding storage or furniture.

A half turn staircase rises to the upper landing, illuminated by a large Velux window that allows natural light to flow through the stairwell. The principal bedroom offers a generously proportioned retreat overlooking the garden, with double fitted wardrobes providing excellent storage. Its sizeable ensuite bathroom features a bath, over bath shower, pedestal basin, heated towel rail and WC, creating a comfortable private space in which to begin and end the day.

Bedroom two enjoys a Velux window and eaves storage, while bedrooms three and four are enhanced by attractive recessed windows and useful fitted storage. Each offers the flexibility to accommodate changing family requirements. Bedrooms three and four are both beautifully positioned to enjoy an outlook towards the Burnside and the Ochil Hills with attractive recessed windows adding character and drawing natural light into each room. These welcoming bedrooms offer comfortable spaces for family or guests, with flexibility to suit individual furnishing needs. A separate study provides a dedicated space for working from home, with scope to serve as a playroom or craft room according to individual needs. A well appointed shower room completes the upper accommodation.

Externally, the gardens form a wonderful extension of the home and reflect the considerable care and attention invested by the current owners. To the front a low stone boundary wall topped with mature hedging creates an attractive introduction, providing a gentle degree of privacy while retaining the property's connection to its picturesque setting. A gated driveway offers ample off road parking and access to the garage, while a seating area provides an inviting spot for outdoor dining, entertaining or enjoying a peaceful moment in the garden.

The productive garden is a particular delight, with tiered vegetable beds, an abundance of berry plants and established fruit trees offering a rewarding succession of seasonal produce. Beyond, the

main garden unfolds into a beautiful arrangement of lawn, shaped borders and a rich variety of mature trees, shrubs and planting. Carefully nurtured into a wonderfully established outdoor space, it offers colour, texture and interest throughout the seasons. A summer house and shed are included in the sale, adding further enjoyment and practicality.

Kyle House is a home of enduring charm, where elegant period rooms, thoughtful family spaces and exceptional gardens come together in a truly lovely Burnside setting. From fireside evenings in the drawing room to summer afternoons among the borders, this is a property to enjoy in every season, offering its next custodians a wonderful place to put down roots and create lasting memories.

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.

What3Words Navigation [///chef.chestnuts.steers](http://www.chef.chestnuts.steers)

Council Tax Band G
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,

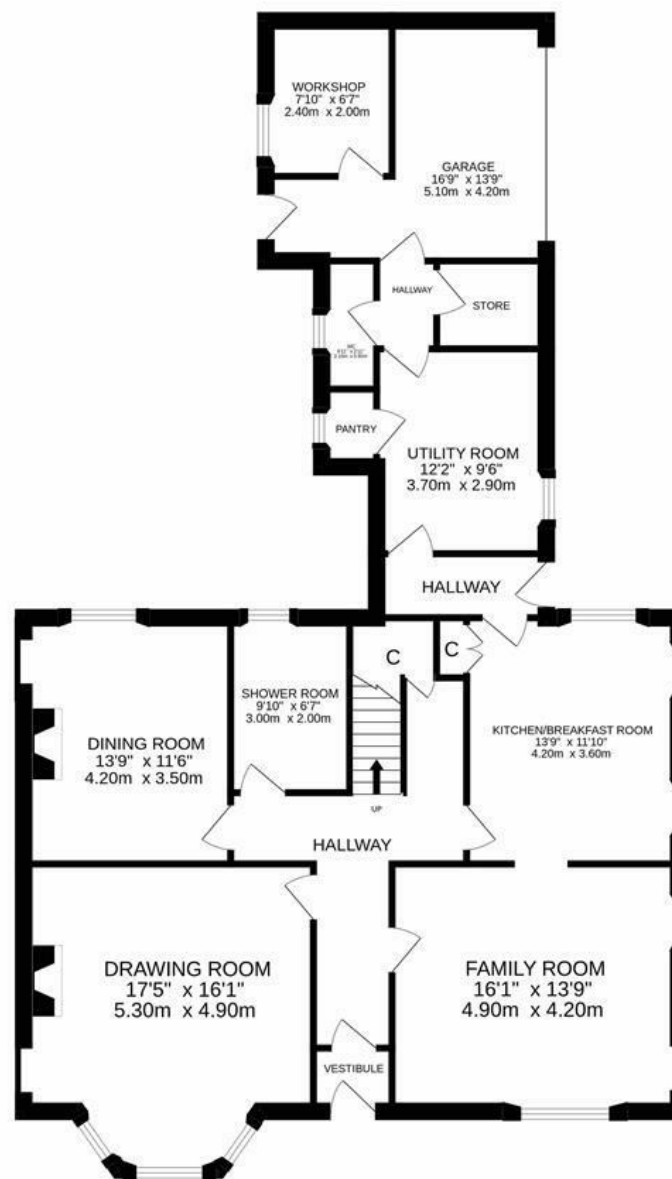
including a general store, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a 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

