29 CAIRNPARK STREET, DOLLAR FK14 7DN

HARPER&STONE
ESTATE & LETTING AGENTS





29 CAIRNPARK STREET

DOLLAR, FK14 7DN

PROPERTY FEATURES

- Charming 3 bedroom end terrace period home Cira 1860
- Approximately 113 square meters of proportioned accommodation
- Beautifully modernised home brimming with character and charm
- Conveniently positioned for local amenities and schools
- Cosy lounge, full of character and featuring a log burning stove
- Shaker style kitchen with outlook to the attractive rear garden
- Two well proportioned upstairs bedrooms with lovely views of the Ochil Hills
- Private off road parking
- Early viewing strongly advised



The Accommodation is Presented as Below:

Ground Floor: Reception Hall/Dining Room, Lounge, Kitchen Diner, Cloakroom, Bedroom and Dressing Room.
First Floor: Landing, Two Bedrooms and a Bathroom.

As you step into the property, you are welcomed by a spacious reception hallway that creates an immediate sense of warmth and space, setting the tone for the accommodation beyond. Currently used as a dining area, this versatile room flows effortlessly into the heart of the home and could equally serve as an additional sitting room, home office, or peaceful reading nook.

The attractive lounge sits to the front of the property and is beautifully presented with wooden flooring and a charming log burning stove set within a striking surround. Creating a warm and inviting focal point, the stove is positioned where the original range once sat, celebrating the home's heritage.

Continuing through to the rear of the home, the spacious kitchen forms part of the thoughtfully designed extension and serves as the heart of the property. Fitted with an excellent range of wall and base units in a charming pale grey finish, complemented by wooden worktops and a ceramic sink, the space enjoys a timeless country kitchen feel. The current owners have incorporated a freestanding unit and dining table, and the generous proportions could comfortably accommodate a larger family dining arrangement or the addition of a central island if desired. Integrated appliances include a slimline dishwasher and a freestanding electric cooker with induction stove top and double oven with grill. Flooded with natural light from the sliding patio doors, large picture window and skylight, this welcoming space is perfectly suited to both everyday family life and entertaining guests.

Adjacent to the kitchen is a useful utility nook, providing space for a washing machine alongside additional storage and open shelving to keep everyday essentials neatly organised. A door from here offers easy access to the garden, while a conveniently placed cloakroom adds to the home's practicality for modern family living.

Completing the ground floor accommodation and positioned to the front of the property is bedroom 3, a versatile space currently utilised as a home office and storage area. The current owners have divided the room into two separate sections to suit their needs, however, this could easily be reinstated to create a generously proportioned double bedroom, offering flexibility for a variety of lifestyles and requirements.

Heading upstairs, the landing provides access to two well proportioned bedrooms, both enjoying lovely views towards the Ochil Hills. Bedroom 1 is a particularly generous and light filled room, with two windows allowing natural light to pour in and a useful built in alcove providing convenient open storage. Additionally there is access to a crawl space offering further storage. Bedroom 2 offers ample space for a double bed and also benefits from a charming alcove, ideal for organising everyday essentials.



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The bathroom is beautifully finished in soft, neutral tones, creating a calm and relaxing space. Featuring a bath with over bath shower pedestal sink and WC, it combines practicality with charm, while attractive wood panelling enhances the room's warm country character.

Externally, the property enjoys a charming rear garden, with a small lawn framed by mature planting that provides colour and interest throughout the seasons. A small patio area offers a peaceful spot to enjoy a morning coffee or relax and take in the attractive surroundings. Completing the outdoor space, the property benefits from off road parking for one vehicle via a gravel driveway.

Combining charming period features with well designed living space, this delightful home offers warmth, character and practicality in equal measure. Enjoying lovely views towards the Ochil Hills, attractive gardens and off road parking, it presents a wonderful opportunity to acquire a welcoming home in a sought after setting. Early viewing is highly advised to appreciate all this lovely home has to 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.

What3Words Navigation: ///majors.losses.jetliner

Council Tax Band E
EER Band TBC

Water: Mains
Sewage: Mains
Heating: Gas Mains

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.



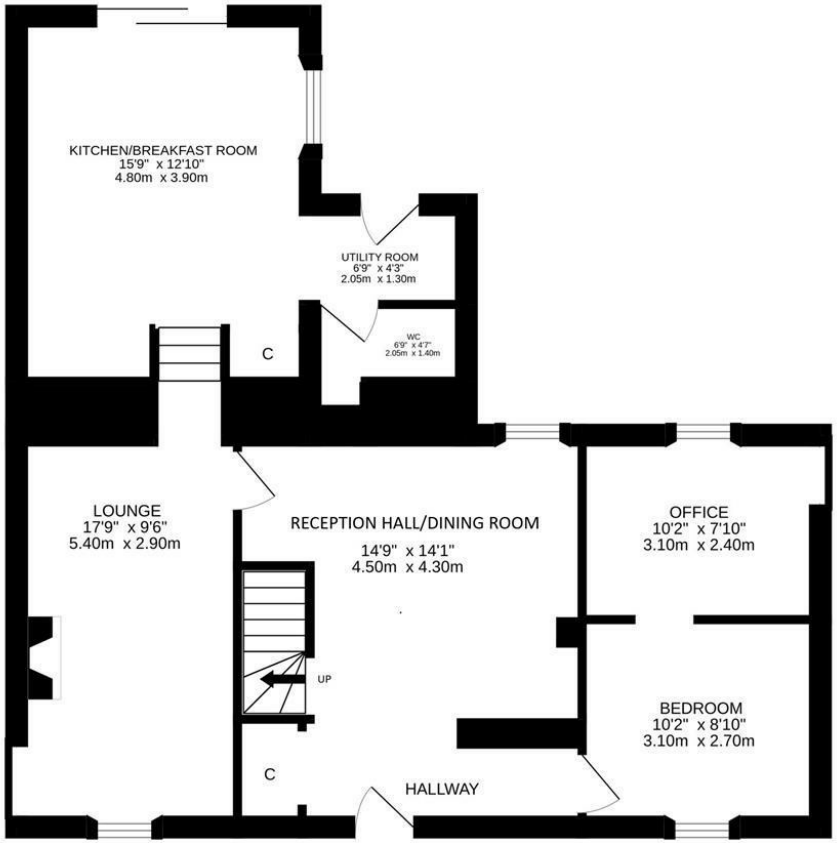








GROUND FLOOR



1ST FLOOR

