TRADERS BRAE 23 HILLFOOT ROAD, DOLLAR FK14 7BD

HARPER&STONE
ESTATE & LETTING AGENTS





TRADERS BRAE 23 HILLFOOT ROAD

DOLLAR, FK14 7BD



PROPERTY FEATURES

- Enchanting 3 bedroom detached category C listed Cottage Circa 1796
- Approximately 110 square meters of flexible accommodation
- Picturesque location in the town of Dollar with stunning views of the Ochil hills
- Beautiful period features including sash and case windows and wooden beams
- Inviting lounge featuring wood burning stove
- Well appointed kitchen with space for dining table
- Upstairs sitting room enjoying the most spectacular views
- Generously proportioned primary bedroom with dual aspect windows
- Large garden and private driveway
- Early viewing advised



Harper & Stone are delighted to present to the market Traders Brae, an enchanting chocolate box cottage brimming with character and charm, nestled along the historic Hillfoots Road. Once travelled by medieval kings and courtiers on the route between Stirling Castle and Falkland Palace, this ancient thoroughfare is home to some of the area's oldest and most characterful properties.

Enjoying Category C Listed status, Traders Brae is rich in history and distinctive period charm. The property retains a wealth of original features, some dating back to its former life as the village butcher's and other business's, creating a home of exceptional character and authenticity.

The Accommodation is Presented as Below:
Ground Floor: Hallway, Lounge, Kitchen/Diner, Garden Room, Two Bedrooms and Cloakroom.
First Floor: Sitting Room, Principal Bedroom and Shower Room.

A decorative iron gate leads along the garden path to the traditional solid wood front door, creating an inviting first impression. Upon entering, a welcoming hallway provides access to the accommodation and offers a first glimpse of the cottage's character and charm. To the left of the hallway sits bedroom two, a generously proportioned double room enjoying dual aspect windows to the front and rear, allowing natural light to fill the space throughout the day. Offering ample room for a range of freestanding furniture, this is a comfortable and versatile bedroom. Adjacent is a further bedroom, currently utilised as a home office. This flexible room could equally serve as a guest bedroom, nursery or hobby room, depending on requirements.

The cosy lounge is rich in character and enjoys a number of charming original features, including exposed wooden beams, deep set sills and traditional sash and case windows. A wood burning stove sits within an attractive brick fireplace, creating a warm and inviting focal point and the perfect place to relax. A staircase from the lounge provides access to the upper floor accommodation.
Leading from the lounge, the spacious kitchen is well equipped with an excellent range of solid wood wall and base units complemented by laminate work surfaces. Integrated appliances include an electric fan oven, four burner gas hob and double sink with drainer, while additional space is available for a washing machine, microwave and fridge freezer. Generous proportions allow ample room for a dining table, making this an ideal space for everyday family life and entertaining, while a charming window seat provides a delightful spot to sit and watch the world go by.

Leading from the kitchen, the rear hallway provides access to a useful downstairs cloakroom and the delightful garden room. This charming space enjoys a large picture window that perfectly frames the beautiful garden and the rolling Ochil Hills beyond. Flooded with natural light and offering stunning views throughout the seasons, it provides an idyllic setting in which to relax with a morning coffee or unwind at the end of the day.

Ascending to the first floor, the staircase opens directly into a wonderfully spacious sitting room, creating a welcoming and versatile area at the heart of the upper level. Large Velux windows perfectly frame the stunning views across Dollar Golf Course and towards the Ochil Hills beyond, creating a











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wonderful sense of connection to the surrounding landscape. With its generous proportions and ever changing outlook, this is a lovely place to relax with family, entertain friends, or simply unwind and enjoy the scenery from the comfort of home. Continuing along the hallway, there is useful eaves storage to one side along with an additional hall cupboard, providing plenty of room for everyday essentials.

Completing the accommodation is the principal bedroom, a generously proportioned and characterful room, enhanced by impressive exposed beams that add warmth and charm to the space. Dual aspect windows allow natural light to pour in throughout the day, creating a bright and welcoming atmosphere. With ample room for a range of bedroom furniture, this delightful retreat offers a comfortable and peaceful place to relax and unwind. The generously sized shower room is beautifully presented in neutral tiling, creating a bright and calming space. A wealth of built in vanity storage and practical alcove shelving help keep everything neatly organised, while the mains fed shower features both a rainfall head and handheld attachment.

Externally, the gardens are a true highlight of the property, enjoying an elevated position with breath taking views across the surrounding countryside and towards the Ochil Hills. Beautifully established and thoughtfully landscaped, the grounds offer a wonderful variety of mature trees, shrubs and colourful planting, creating a peaceful and private setting to enjoy throughout the year. Expanses of well kept lawn are interspersed with attractive stone terraces and seating areas, providing the perfect setting for outdoor dining, entertaining or simply relaxing and taking in the spectacular outlook. A charming mix of mature hedging, flowering borders, and apple and plum trees add colour, interest and seasonal enjoyment to this delightful outdoor space.

Stone steps lead down to a useful basement room which is currently utilised for storage. Steeped in character and history, this intriguing space offers excellent potential for a variety of future uses, subject to the necessary consents. Hints of its former life as a butcher's shop remain, while an original stone wall incorporates an old open fireplace, adding to the unique charm and heritage of the property. The property also benefits from a private gravel driveway leading to a large garage with light and power. Ideal as a workshop, hobby space or for additional storage, it provides excellent practicality alongside the property's many characterful features.

Combining timeless appeal with a fascinating heritage, this unique cottage presents a rare opportunity to own a piece of local history. Early viewing is strongly advised to appreciate all that 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///premature.market.birdcage

Council Tax Band D
EER Band D

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.

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.







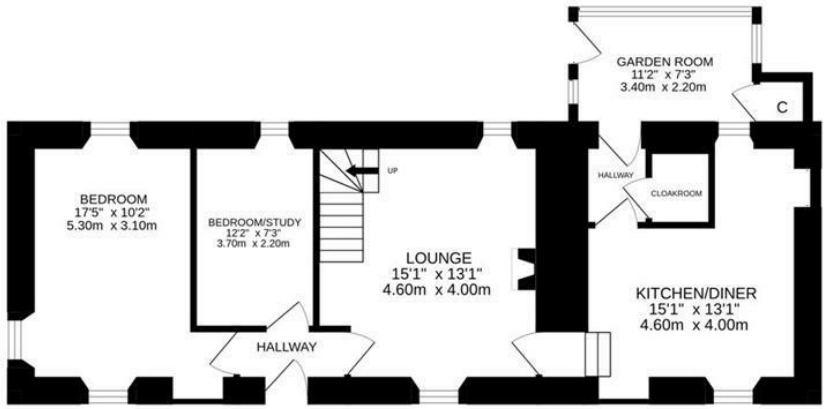




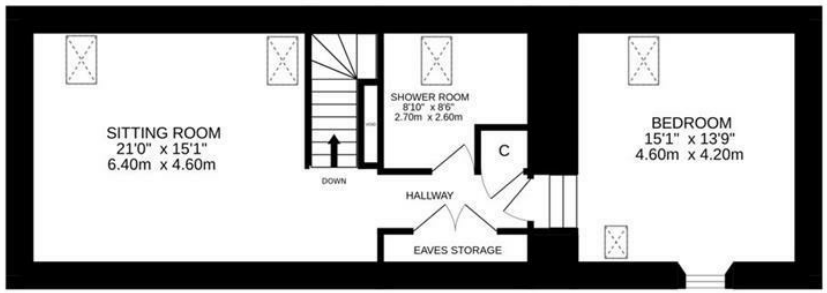


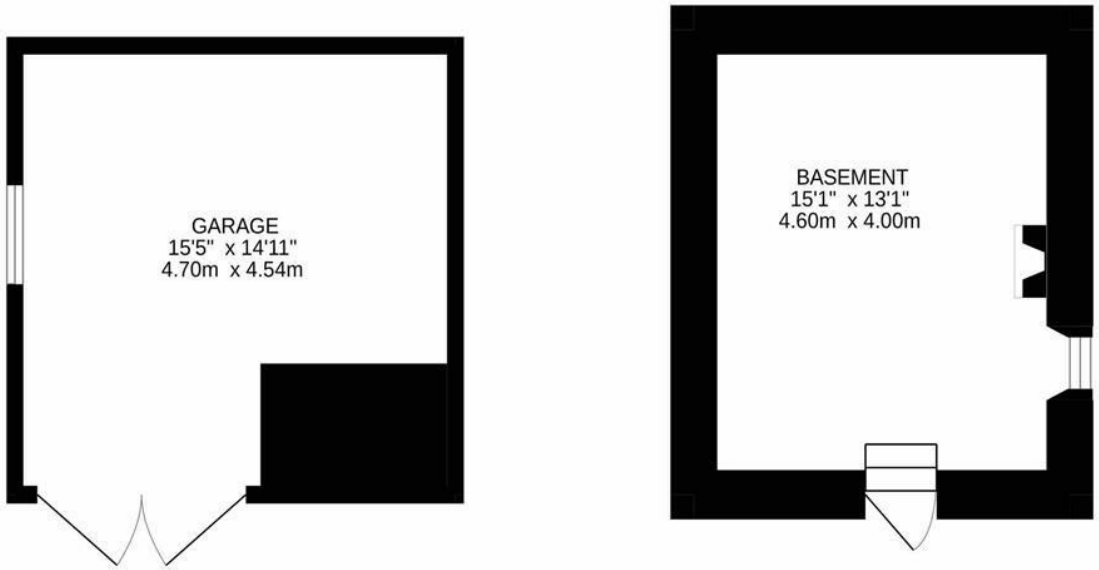


GROUND FLOOR



1ST FLOOR




GARAGE
15'5" x 14'11"
4.70m x 4.54m
BASEMENT
15'1" x 13'1"
4.60m x 4.00m