

## WEST BURNSIDE, DOLLAR, FK14



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## **“19 WEST BURNSIDE”, DOLLAR FK14 7DP**

**Located 200 yards from the front gates of Dollar Academy this attractive house lies to the west of Cherry tree lined burn and is not overlooked by any other houses either to front or rear. The house is comprised of the right hand half of the detached villa which is shown on the front cover with three rooms on each of the three floors in the original house and an additional large conservatory and kitchen extension to the rear on the ground floor.**



**OFFERS OVER £375,000**

**The accommodation is as follows: Entrance vestibule, large paneled entrance hallway, paneled cloakroom and wc, spacious comfy lounge, sittingroom/study/bedroom 5, conservatory/dining room, large galley kitchen, store, sheltered secluded patio area, rear garden, front garden, garage and 2 outside parking spaces to rear.**

Unique opportunity to acquire a lovely, characterful 4 bedroom, 3 public room Edwardian House (circa 1850) with its spacious rooms on the ground and first floors with 3 attractive fireplaces, attractive cornices, panelling, shutters, deep skirtings, brass light switches and four ornate Mackintosh Patrick windows. The house comprises of half of the original detached villa which was tastefully modernised eight years ago, to the highest of standards, with gas fired central heating and with most of the windows being replaced with double glazed windows. The conversion of the main house attic to form two new bedrooms and a shower room and the addition of two substantial rear extensions incorporating a large kitchen, a store and a conservatory/dining room make this into a large and comfortable family home.

### The House

The current owners, Mr and Mrs Bob Davis bought the house 8 years ago and extended into the loft to create two further bedrooms and a shower room. They also built a large conservatory and kitchen extensions. In more detail the accommodation is as follows:-

- |   |     |   |
|---|-----|---|
| Ground Floor<br>Entrance Vestibule<br>4'3 x 3'9           | (E) | Hardwood storm door, with glass panel above. Partly panelled, two partly glazed ornate internal windows with Mackintosh Patrick lead inlay design. Partly glazed inner door with Mackintosh Patrick glazed panel above. |
| Entrance hallway<br>19'0 x 7'9 incl<br>entrance vestibule | (E) | Characterful panelled hallway with attractive display area with under stair cupboard and staircase incorporating an ornate Banister.  |





Lounge  
14'3 x 13'10

(E) Spacious lounge with eight foot high window to the east with lovely views over the front garden to the burn and town hall beyond. Ornate cornicing, attractive candelabra, two display cabinets either side of the fireplace with cupboards below. Multi fuel stove.



Cloakroom  
8'0 x 7'7

Fully panelled with wall hooks, built in cupboard, wc, wash hand basin and expelair fan.

Sittingroom/study/  
Bedroom 5  
12'6 x 12'0

Large room with laminate floor, wall cupboard, broadband, double partly glazed doors to conservatory.



Conservatory/Dining  
room  
16'8 x 10'

Spacious room with eight main windows, eight smaller windows, double glazed door to patio to kitchen and to sitting room, pine floor.



Kitchen  
24'0 x 6'7

(S) Partly tiled, long, galley type shaker kitchen with ample wall and floor units, sink unit, Stanley cooker with two ovens and two hobs, spotlights and downlights, plumbing for dishwasher, washing machine and spin drier, part pine, part slate tiled floor and stable door to outhouse.



Outhouse/poss  
utility room  
10'2 x 6'0

S,W Plaster boarded, boiler, space for fridge, ample space for storage of tools and sports equipment, concrete floor.

First Floor  
Landing  
20'0 x 7'10  
4'10 x 1'6

Lovely large landing with seven foot high Rennie Mackintosh glazed window. Ornate banister and staircase to second floor with banister, spindles from second floor landing affording light from the second floor landing.



Master Bedroom  
14'5 x 13'9

Lovely room with a high ceiling and a large seven foot high sash and casement window. Lovely views of the burn with the Cherry Trees either side and the town hall 50 yards away. Ornate fireplace with wooden mantle, hearth and ornately tiled inlays. Fitted cupboard.



Bedroom 2  
12'9 x 12'1

Large room with a large window to the west with views to the Ochil Hills. Again this room is not overlooked by any houses to the rear. Large fireplace with wooden mantle and ornately tiled inlays and hearth.



Bathroom  
9'9 x 7'0

Lovely partly tiled large room with an oak floor, large roll top metal bath, wc and wash hand basin, large frosted window to the west. Chrome towel rail.



## Second Floor

Slightly coombed ceilings

Landing  
9'9 x 6'0  
4'0 x 3'2

Built in shelved cupboards.

Shower room  
7'3 x 6'11

(W) Partly tiled shower, wc, wash hand basin with vanity units, spotlights and velux window with great views over Dollar to the Ochil Hills, Laminate floor.

Bedroom 3  
13'2 x 9'10

(E) Single bedroom, partly coombed ceiling, TV point, velux window with lovely views to the river and church hall, TV point and to the north east up to Castle Campbell.



Bedroom 4  
12'3 x 9'10

(W) Single bedroom, partly coombed ceiling, velux window, lovely views to the Ochil Hills, TV point.



Patio/BBQ Area  
7 x 5m

Lovely private sun trap area with slate tiles, external light. 6' wooden fence to the south.



Rear Garden  
12 x 8m

Lawn area with five feet high wall to north and 6 feet high fence to south, paving stones and halogen lights.

Garage  
6 x 4m

External car parking space in the garden (8 x 4m). Double gates to shared gravelled yard, shared with two houses and scout hall

External car parking space outside garage, concrete apron

Front Lawn  
8 x 4m

Lovely area where you can sit and listen to the sounds of the burn.

### **Situation**

No 19 West Burnside enjoys a lovely situation 200 yards south east of the main entrance into Dollar Academy. The nearest classroom is 50 yards to the north. The house's front rooms overlook the cherry tree lined burn which lines the east side of the street rather than houses. 50 yards to the east is the town hall. 500 year old Castle Campbell sits prominently at the head of the Dollar Glen (also beside the sorrow burn) and can be reached by a series of paths, walkways and bridges within the glens gorges. The town is well served with shops, hotels and restaurants. There is an 18 hole golf course, tennis and squash courts and a cricket club. The Ochil Hills provide excellent walks and bike trails and there is trout fishing in the River Devon. There are golf courses at Muckhart, Kinross, Dunfermline and Gleneagles.

### **Directions**

From Glasgow or Edinburgh proceed over the new Clackmannanshire Bridge. Follow the A977 for 6.5 miles until just before Blairingone and turn left onto the B913 signposted Dollar. Proceed to Dollar and turn right onto the main street. Turn 3<sup>rd</sup> left onto West Burnside Street just before the bridge over the burn and Number 19 is on the left after a hundred yards or so.

From Kinross take the A977 through Crook of Devon, Powmill and Blairingone and a mile after Blairingone turn left on the B913 signposted Dollar and continue as above.

### **Services**

Mains water, gas and electricity, oil central heating,

### **Viewing and Registering an interest**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae Limited, 27 East Port, Dunfermline, Fife KY12 7JF Tel 01383 722454 or Rod McCrae on 07711 561814 or Jo Whitfield 07961 765913 (evenings and weekends) Fax 01383 621180.



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### **Closing Date**

prospective purchasers are advised to register their interest in the property to ensure that they are give notice of any closing date. Failure to register interest may result in the property being sold without notice.

### **Property mis description**

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### **Property details prepared October 2009.**

