



**VINEHOUSE, SOLSGIRTH, DOLLAR,
CLACKMANNANSHIRE, FK14 7NZ**

Vine House, Solsgirth, Dollar, Clackmannanshire, FK14 7NZ

Blairingone 0.5m Dollar 2.2m Muckart 3m Saline 3.5m Dunfermline 8m Kinross 9m Stirling 9m Edinburgh 22m Glasgow 31m

LOT 1

- 5 bedrooms
- 2 public rooms
- Fitted kitchen
- Utility room
- 3 shower/bathrooms
- Double glazing
- Central heating
- Open fire
- 10 solar panels
- Separate granny flat
- Double garage
- 0.54 acre garden with own driveway

OFFERS OVER £310,000

HOME REPORT £360,000 (LOT 1)

EPC RATING - E

www.packdetails.com Ref: HP381446

LOT 2 HOUSE PLOT (Expired panning consent)

- Attractive sheltered house plot within a walled garden
- Wooded area to the north
- 0.61 acres in total

OFFERS OVER 75,000

LOT 3 HOUSE PLOT (Expired planning consent)

- Attractive east most house plot within the walled garden
- 0.39 acres in total

OFFERS OVER £80,000

AS A WHOLE : OFFERS OVER £475,000

Attractive property extending to 1.54 acres including a wonderful walled garden and wood. Attractive rural setting with views over the walled garden.







LOCAL FACILITIES

The property lies a mile from the A91 Kinross to Kincardine and Blairingone. Dollar provides basic facilities with Dunfermline, Alloa, Kinross and Stirling all being within 9 miles of the property.

Muckart Primary School is excellent and is only 3 miles away. With Kinross High School 9 miles away and Dollar Academy which provides excellent private schooling.

FORESTRY COMMISSION LAND & LOCAL HACKING AND EQUESTRIAN FACILITIES

Easter Muirhead equestrian centre lies half a mile away to the south east. It has indoor and outdoor arenas.

There is also approx 500 acres of land nearby which is owned by the Forestry Commission who allow public access over their land. They are renting this land out in 2015. (See selling agents for plans).

There is a good network of bridle paths and quiet country roads in the area for hacking.

VINE HOUSE AS A WHOLE

Vine House, as a whole, is set within a beautiful 65m x 44m walled garden, there is an additional strip of land 1.54ac – 75m x 10m to the south of the walled garden and a strip of woodland 65x30m (0.48) to the north of the walled garden and adjacent to a quiet unclassified public road. There is also woodland to the west and south of the walled garden. The walled garden used to serve Solsgirth Mansion House. It has the feel of a country estate and has a peaceful setting.



LOT 1

HOUSE DESCRIPTION

The bungalow was built in 1987 of brick/block construction under a tiled roof. The house has Calor gas central heating (with a 3 year old boiler) and is double glazed.

Accommodation

Entrance Hall (E) 8.2m x 1.25m; 1m x 1m

Partly glazed storm entrance door with two side panels either side of the door. Sub division partly glazed doors and door to kitchen. There is a Linen room off (adjacent to master bedroom 1.9m x 1.2m)

Kitchen (W) 4.9m x 4.0m

Large fully fitted kitchen with ample wall and floor units. Hob with 4 burners, fitted deep fat frier, fitted double oven and microwave, sink unit with drawer. Space for dishwasher and upright fridge/freezer. The wall of the walled garden has been knocked down to the west of the kitchen to open up the attractive wooded views.

Utility room/rear door (W) 2.2m x 2m

Sink unit, hot water tanks, space for washing. Door to rear garden and granny flat.

Dining room/living room (N) 4.8m x 2.9m

Large room with patio doors facing front entrance driveway.

Lounge (S & E) 5.6m x 4.6m

Lovely large room with great views to the south through the French doors and to the east. There is a working open fire with a fireplace with wooden surround and mantle and marble hearth.

Bedroom 1 (S) 4m x 3.9m; 1m x 1m

Large windows to the south.

En suite (W) 1.9m x 1.9m

Shower cabinet, WC and wash hand basin.

NORTH BEDROOM WING

Hallway 6.6m x 1.2m

Bedroom 5 (E) 5.2m x 3m

Double bedroom with attractive views to the east. Fitted wardrobe.

Bedroom 4 (N) 4m x 3.1m

Views to the north. Fitted wardrobes.

Shower room 2m x 1.8m

Shower, EC, wash hand basin, expelair fan.

Bedroom 3 (N) 4m x 3m

Views to the north. Fitted wardrobes.

Bedroom 2 (N) 3.3m x 3m; 1m x 1m

Views to the north. Fitted wardrobes.

Bathroom 2.1m x 2.1m

Bath, WC, wash hand basin.

Granny flat 7m x 5.4m

Views to south & north. Lounge, kitchen, bathroom, bedroom 6.

Double garage

Garden 86m x 25m

Attractive garden area to the south and east of the house. If the property sells in more than one lot the purchasers of Lot 1 will have to share the cost of erecting a boundary fence to separate the gardens. The future owners of Lots 2 & 3 will also reserve a right to a servitude to install an outfall through Lot 1 for a septic tank soakaway.

Services

Mains water, electricity, drainage to a septic tank.

Plots 2 & 3

There has been historical outline planning consent given for two house plots within the walled garden. The sellers have applied to renew the consent for Plot 3 but not Plot 2 so far. Plot 2 is 0.61ac and Plot 3 is 0.39ac (53 x 27m).

The purchasers of Plots 2 & 3 will have to share the cost of the new mutual 0.08ac road (in yellow on the sale plan) and the cost of erecting mutual fences. Half of the 0.08ac road is included in the Plot sizes stated above.

It is anticipated that planning consent will be granted for a house on both plots 2 & 3 with a shared access. The sellers have not as yet commissioned an engineers report for septic tanks to serve the proposed houses in Lots 2 & 3 but McCrae & McCrae Ltd are arranging this.

If the property sells in more than one lot the purchaser of Lot 1 will have to pay a third of the cost of installing three new septic tanks and soakaways. The selling agents are trying to establish these costs (about £4,000).





VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

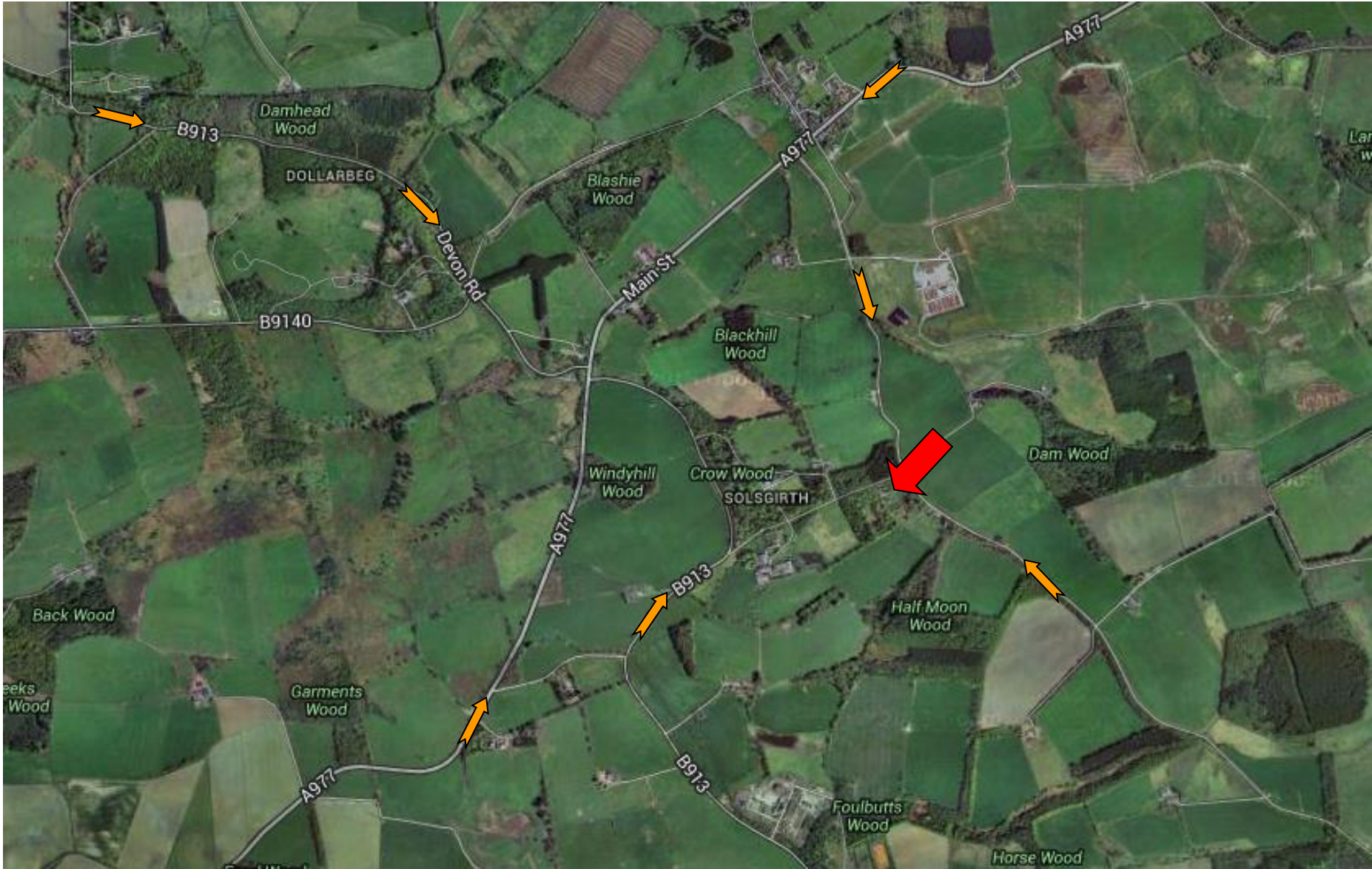
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

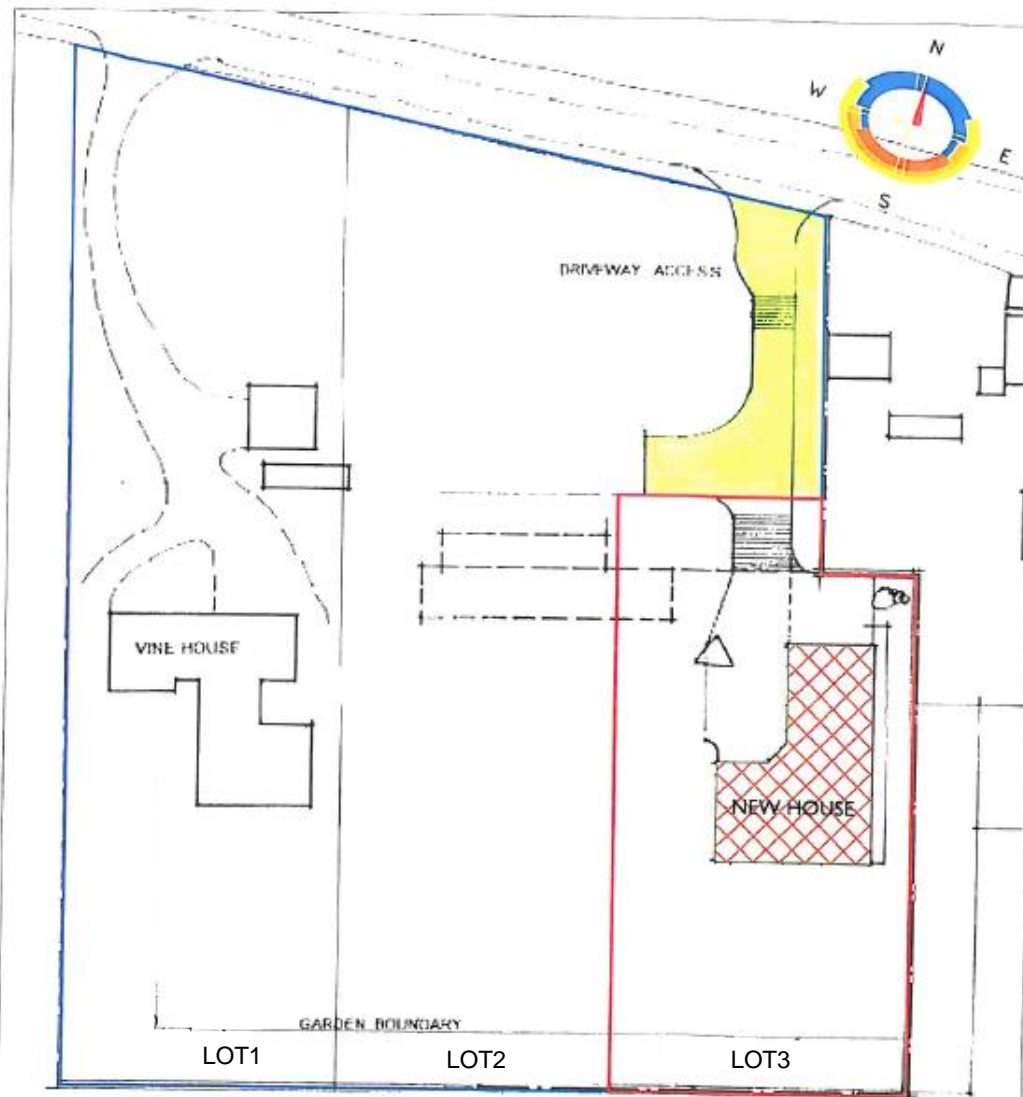
PROPERTY MISDESCRIPTION

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.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.





LOCATION PLANS

Plans produced by permission of ordnance survey License No. 100011808



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12 Abbey Park
Dunfermline
Fife
KY12 7PD
Tel: 01383 722 454
Fax: 01383 621 180
Email: info@mccrae-and-mccrae.co.uk

JOB TITLE Vine House		
DRAWING TITLE Block Plan		
SCALE: 1:500	SHEET SIZE: A4	DATE: 5th June 2014

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695700m

695700m



695600m

695600m

695500m

695500m

298600m

298700m

298800m

298900m



-  CLIENTS OWNED LAND
-  DRIVEWAY ACCESS
-  SITE AREA



McCrack & McCrack Ltd
Chartered Surveyors & Quantity Surveyors

McCrack and McCrack Ltd
12 Abbey Park Place
Dunfermline
KY12 7PD

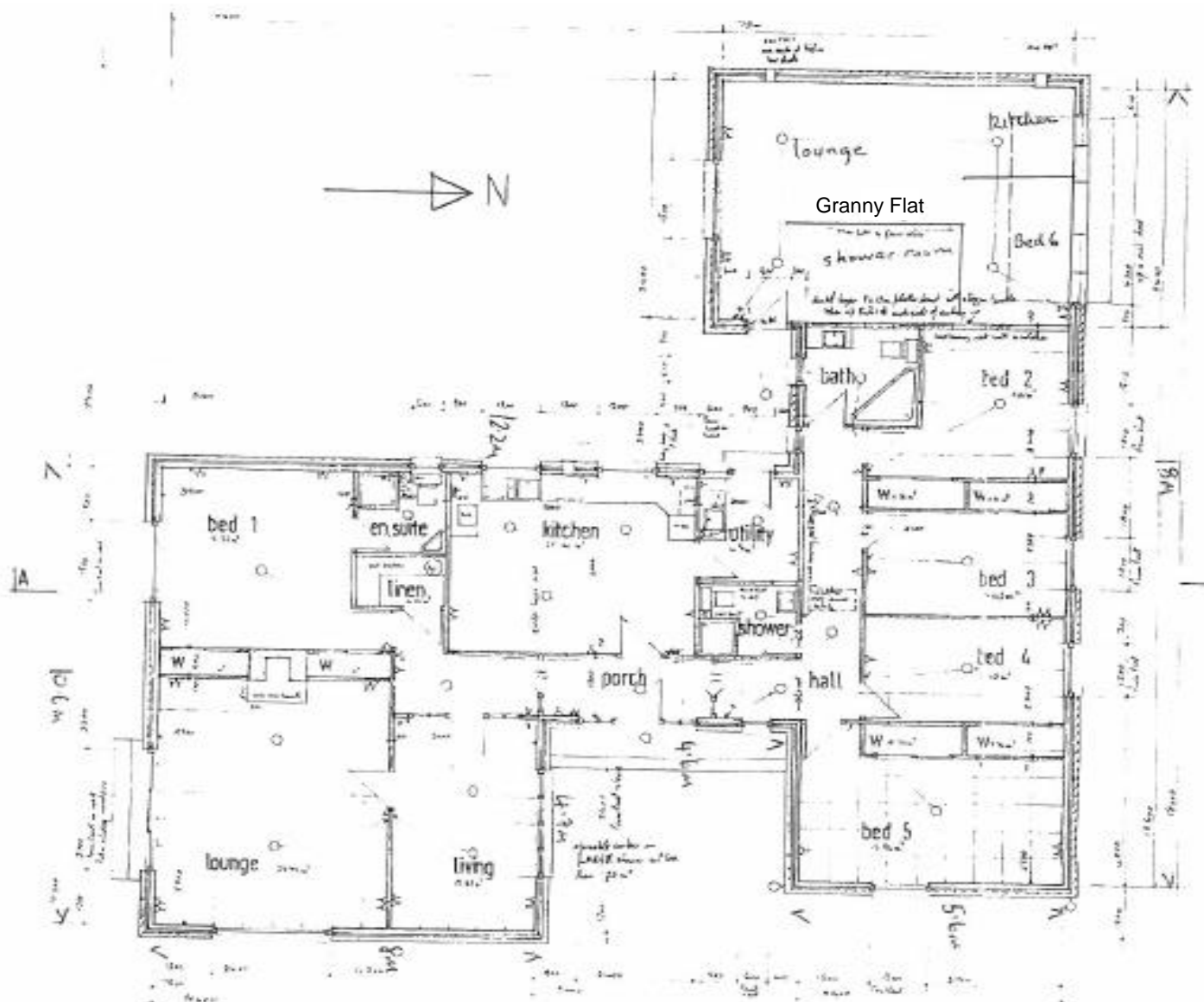
PROPOSED SITE LAYOUT

SCALE 1:500
SITE PLAN

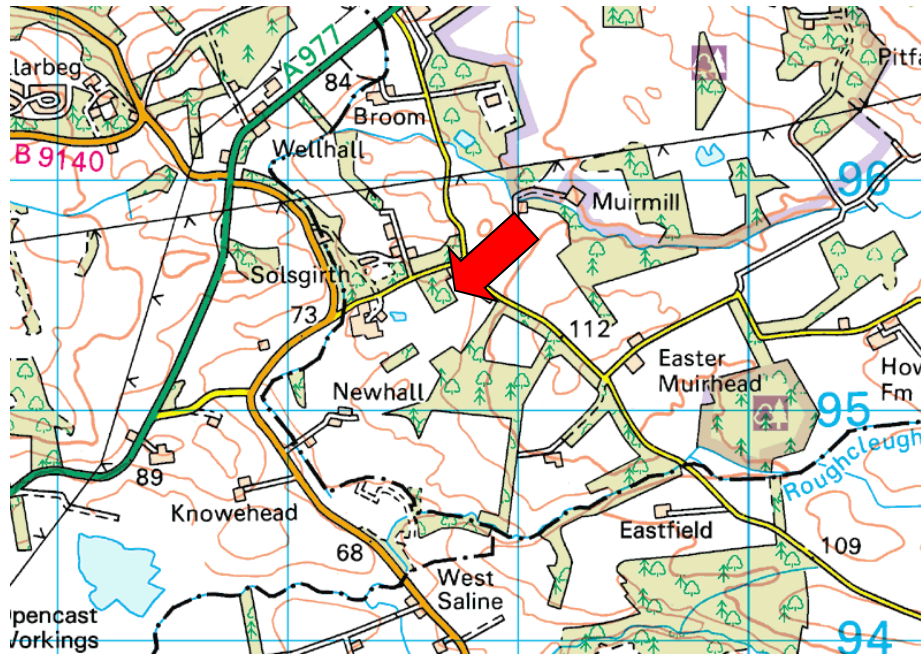
NO.	DATE	BY	CHKD BY

DATE: 2024
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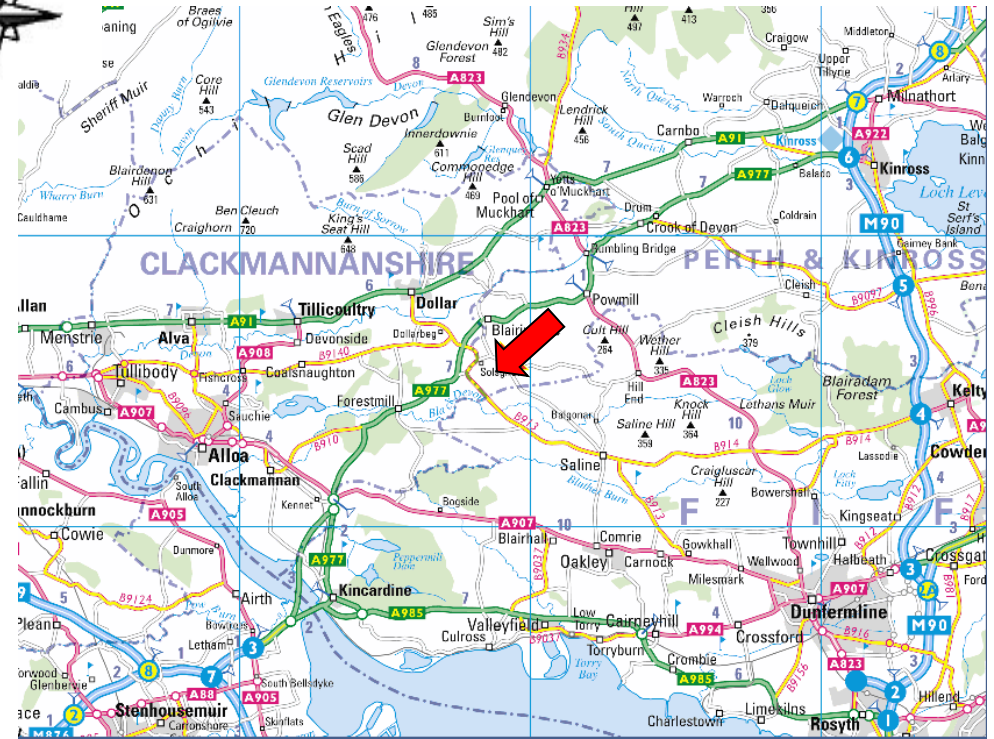


main floor plan,
600 x 600 mm grid



LOCATION PLANS

Plans produced by permission of Ordnance Survey License No. 1000011808



DIRECTIONS

From the Forth Road Bridge take the M90 signposted Aberdeen, Dundee, Perth. Leave the M90 at junction 2, then join the A823(M) signposted Dunfermline. At the roundabout take the 2nd exit onto the A823, then at the next roundabout take the 2nd exit signposted Town centre, Crieff. Take 2nd exit at St Leonard's roundabout onto the A823 signposted Kincardine Bridge, Stirling, Crieff. Follow A823 until Sinclair Gardens roundabout, take the 2nd exit onto the A907 signposted Stirling. Keep in the left hand land then bear left onto the A907 signposted Stirling, Kincardine Bridge. Turn right onto the B913 signposted Dollar. At the T-junction, turn left onto Main Street – B913 signposted Dollar. In approximately 4 miles, turn right and Vine House is on the