



  
**McEwan Fraser Legal**

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**Meadowbank, 8 Back Road**

DOLLAR, CLACKMANNANSHIRE, FK14 7EA





# Meadowbank, 8 Back Road Dollar, Clackmannanshire



Views of Dollar Academy, Dollar Church & scenic views of Dollar



Dollar is a town in Scotland's smallest county, Clackmannanshire. It is one of the Hillfoots Villages, nestling below the Ochil Hills to the north and the River Devon to the south. Dollar is on the A91 road, which runs from Stirling to St Andrews.

Dollar Academy is one of Scotland's most respected

Intendant Schools, the open campus occupies a 70 acre site in the centre of the town.

Dollar is a vibrant town. It has a good range of shops, including a supermarket, butchers, delicatessen, a Post Office, a health centre, a dentist, a golf course, a primary school, tennis and squash clubs.

McEwan Fraser are delighted to be marketing this highly desirable detached family home. Meadowbank commands an elevated position overlooking the prestigious Dollar Academy with the rear garden providing uninterrupted views of the Ochil Hills and surrounding landscape.

This five bed-roomed home was designed by local architect William Kerr and built circa 1934, Kerr designed numerous historical public buildings and Country Houses which are evident throughout Clackmannanshire and the Central Belt. The property has been lovingly maintained by the current owners for almost 40 years.

The property is accessed by a private gated mono block paved driveway, which offers parking spaces for several cars, leading to the detached double garage with electric doors and provides further storage facility via a side door entry.

The house is surrounded by extensive gardens, which have a mixture of mature trees, hedges, shrubs and flower beds. Several footpaths lead you around this engaging outdoor space. The property benefits from two large lawns, separated by a mature hedgerow. The second lawn, subject to the necessary planning consent, has a potential development opportunity as a house plot.

Upon entering the vestibule the bright welcoming hallway provides access to the ground floor accommodation, consisting of a sitting room, formal lounge, dining room, breakfasting kitchen WC and cloakroom.

The majestic bespoke wheeled staircase boasts beautifully crafted pitch pine balustrades. The staircase is flooded with light from the sizeable period leaded window located on the landing, leading you upstairs to five impressively sized double bedrooms.





*Lounge*



*Dining Room*

The sitting-room is light and spacious, with the electric fire serving as the focal point, while also offering space for various furniture configurations.

The formal lounge is flooded with natural daylight from the two large picture windows located at each end of the room, as well as two side windows. At one end, and overlooking the back garden, there is a large window seat; ideal for relaxing and enjoying the idyllic views. The central feature fireplace is fitted with a gas fire to keep you cosy in the winter nights. At either side of the fireplace are stylish fitted storage wall units with the original stained glass doors they also benefit from ambient mood

lighting. This is a substantial spacious room and again offers many options for furniture configurations.

The formal dining room is a fantastic space for entertaining numerous diners.

There is a convenient WC with modern fittings, floor tiles, with the walls being partially tiled.

Also on the ground floor is a cloakroom which is fitted with a small corner sink and has an interesting nautical feel from the porthole window. This room further benefits from a large walk-in cupboard for storage and houses the consumer/fuse board.



*Sitting Room*



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*...the bright kitchen has ample floor and wall-fitted units with granite worktops...*

”



The breakfasting kitchen area has a commanding large “Welsh Dresser” with space for a large table and chairs. The bright kitchen has ample floor and wall-fitted units with granite worktops and a feature Lacanche Range Cooker. This area then leads off to a small hallway with access to the back door and has a corridor of three small rooms, the utility room, boiler room and the boot room.



*Kitchen*





The master bedroom benefits from fitted modern wardrobes and drawer furniture. The stylish en-suite is fitted with floor tiles and is complemented by underfloor heating and the walls are partially tiled in neutral tones.

The family bathroom has a separate bath and shower cubicle, while also benefiting from being partially tiled.

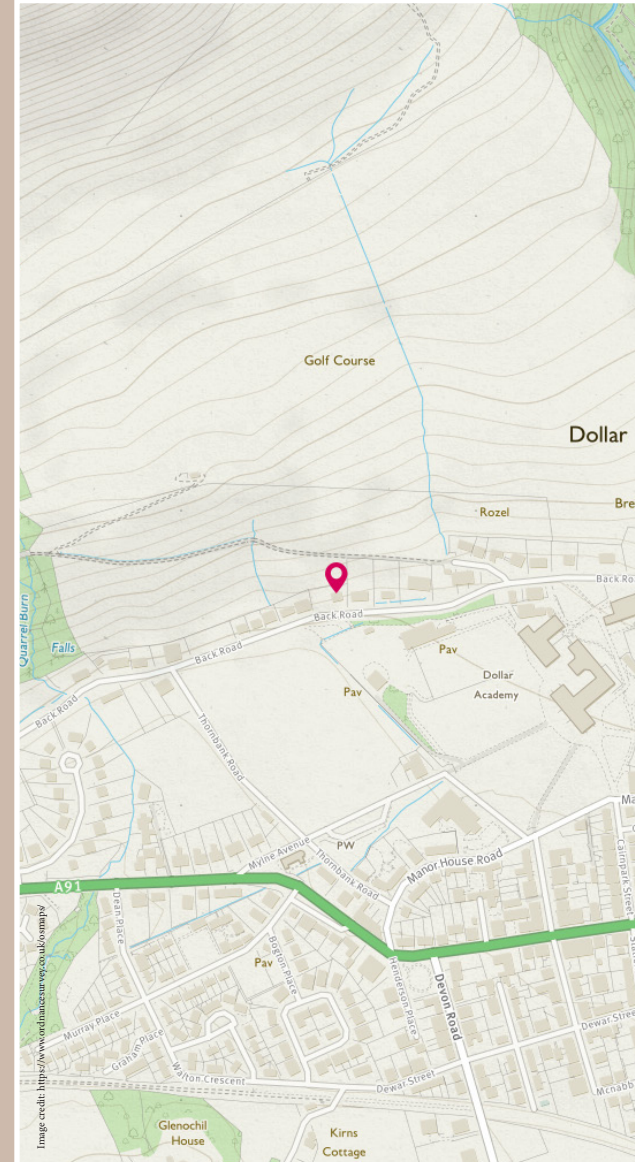
The loft is accessible by a Ramsay Ladder, while the skylights provide natural daylight. The loft which is fully floored, also has electrical power sockets and would make a wonderful office/children's playroom storage facility.

The house has full GCH from a modern Worcester Bosch boiler, which was fitted around four years ago.

The windows are wooden sash and case, adding to the traditional look of this fantastic property.

Viewing is highly recommended in order to appreciate the opportunity in acquiring this rarely available family home. It is located in such a sought after residential location, within walking distance to all the village amenities, while major road networks also allow ready access to the most important business and cultural centres throughout Scotland.





# Property Specifications

## Approximate Dimensions (Taken from the widest point)

Lounge	7.80m (25'7") x 4.55m (14'11")
Sitting Room	5.25m (17'3") x 4.90m (16'1")
Kitchen	6.50m (21'4") x 3.40m (11'2")
Utility	3.00m (9'10") x 1.50m (4'11")
Dining Room	4.25m (13'11") x 3.25m (10'8")
Cloak Room	2.50m (8'2") x 1.69m (5'7")
Master Bedroom	5.17m (17') x 3.65m (12')
En-suite	2.30m (7'7") x 1.75m (5'9")
Bedroom 2	4.55m (14'11") x 4.30m (14'1")
Bedroom 3	4.55m (14'11") x 3.20m (10'6")
Bedroom 4	4.50m (14'9") x 3.30m (10'10")
Bedroom 5	3.40m (11'2") x 3.27m (10'9")
WC	1.60m (5'3") x 1.20m (3'11")
Bathroom	3.20m (10'6") x 2.05m (6'9")

## Gross internal floor area (m<sup>2</sup>)

240m<sup>2</sup>

## EPC Rating

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## Extras (Included in the sale)

All carpets, floor covering, blinds, curtains, light fittings and fitted appliances are included in the sale. Some furniture is available under separate negotiation.





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