



VINE HOUSE

SOLSGIRTH, DOLLAR





VINE HOUSE | SOLSGIRTH | BY DOLLAR | FK14 7NZ

A spacious modern villa recently comprehensively upgraded with a one-bedroom studio flat attached. Situated in a charming rural location with views of the Ochill Hills, it is within commutable distance of Edinburgh, Glasgow, Stirling Perth, or Dundee with motorway connections and is located a short distance from the desirable rural town of Dollar, where there are shopping amenities and a well-known private school - Dollar Academy. It's approximately a 35-minute drive to Edinburgh airport and half an hour from Gleneagles golf course.

There is ample space for family living and the opportunity to have an elderly relative live close to you in their own private accommodation complete with a wet room. For equestrians, the house sits within walking distance of a professional equine yard run by an internationally renowned coach. There is a wide terrace overlooking the garden accessed from the principal reception room/master bedroom where you can dine with family on sunny days with a view of the countryside. If you love wildlife - deer, red squirrels, owls and woodpeckers have all been known to visit the garden.

This home has generous grounds extending to 0.7 of an acre and includes a segregated vegetable garden with raised beds for easy maintenance, fruit trees and a small wildflower meadow to encourage wildlife. If you want to live as sustainably as possible, you have space to keep chickens and set up a polytunnel and/or build further accommodation on the plot. It has strong eco-friendly credentials – an air source heat pump for heating and solar panels to generate electricity and heat water. Vine House has the potential to generate income through long term rental or Air B and B. There is a shortage of reasonable accommodation surrounding Gleneagles during tournaments and there are generous off-road parking facilities for competitors at Knockhill Racetrack which is a short drive from the home.



Dollar 3 miles (5 km); Stirling 13 miles (22 km); Glasgow City Centre 34 miles (55 km); Edinburgh City Centre 34 miles (54 km).

(All distances are approximate).



ACCOMMODATION

Hall, Principal Reception/Dining Room, Kitchen/Breakfast Room, Utility Room, Master Bedroom with en-suite Shower/Steam room, four further Bedrooms, one with ensuite shower, Family Bathroom with whirlpool bath, Cloakroom WC.

Delightful, wide, south facing decked terrace with country views and ample space for a large dining table and lounge chairs: it can be accessed from the Principal Reception room and the Master Bedroom.

Studio flat comprising Hall, Living Room with open-plan Kitchen, Double Bedroom and Wet Room.

EXTERIOR

The garden is predominately laid to lawn with a Wildflower Meadow flanking the driveway. There is a segregated extensive kitchen garden with 8 raised beds with the advantage of a South facing wall with newly planted fruit trees and bushes. The home is accessed through a private drive with wrought iron gates, there is generous car parking and turning space. There is a detached Double Garage with electricity.

SITUATION

Solsgirth is located in the heart of the central belt. It sits on the edge of the historic village of Dollar. Dollar and its surrounding countryside are a sought-after location due to its community spirit and its commutability to both Edinburgh and Glasgow. The village is a Conservation area overlooked by the Ochill Hills and the landmark feature of Castle Campbell. The renowned private school Dollar Academy originally designed by William Playfair is situated within the village. It is one of the country's oldest co-educational day and boarding school with an international reputation. There is also a primary school in the village and secondary education in nearby Alva.

The Kincardine and Clackmannanshire Bridges are a short drive to the southwest providing quick access into central Scotland's motorway network. The M90 to the east at Kinross provides access North to Perth feeding into the A90 to Dundee and Aberdeen. There are train stations located in Inverkeithing, Alloa, Stirling and Gleneagles. London or Aberdeen trains are accessible from Stirling and Inverkeithing.

Outdoor Activities

Vine House is within walking distance of an internationally acclaimed show jumping school. A second riding school is situated within circa 2 minutes' drive. There are livery facilities close to the home - it is possible to have a stable in the grounds of the home, but external grazing would need to be arranged. There is a local golf course within the village and a further range of additional courses within close range, including Muckhart Golf Club; the internationally renowned courses at Gleneagles Hotel are approximately 30 minutes' drive. There are local Hillwalking and cycling trails.

Amenities

The village offers a good selection of shops as well as a Post Office, excellent Medical Centre, Dentist, Primary School, Village Museum and thriving Community Centre. There is a strong sense of community with local clubs and sports activities including Yoga, Pilates, Tennis, Squash, Cricket and Bowls and fun events for the children. Sterling Mills in nearby Tillicoultry is a well-known shopping destination, further retail amenities are very accessible in Stirling, Dunfermline, Edinburgh, and Glasgow.





GENERAL DESCRIPTION

Vine House is accessed from a quiet country lane via a pair of impressive metal gates, it sits beyond a large front garden and features an expansive gravel driveway which offers ample room for car parking and turning. The façade of the house is finished in York stone cladding and rough cast render and is set beneath a pitched roof.

The home has been comprehensively updated, to create approximately 1908 sq. ft. of stylish living accommodation. The Principal Reception room has a wall of contemporary bi-folding doors, and the master bedroom has French doors, both rooms open out onto a smart decked terrace, elevated above the garden which allows enjoyment of the splendid outlook to the southeast, across the garden and over the undulating scenery beyond. The view from the North side of the house looks across the Ochil hills towards Castle Campbell.

Quality finishes, including engineered oak flooring and oak finished doors, have enhanced the interior and two efficient Stovax wood-burning stoves have been fitted, in the Principal Reception room and the Studio Flat. The home is ecofriendly with an Air Source Heat Pump, solar panels generating electricity, solar panels which heat water and highly efficient double glazing has been installed. The electricity generating solar panels have an RHI tariff.

Beyond the threshold, the welcoming hallway is finished with engineered oak flooring and supplied with natural light via glass panels flanking the entrance door. The Principal Reception room is accessed via a pair of oak framed sliding glass doors and is a sumptuously proportioned, triple aspect space ideal for entertaining larger parties, when occasion demands. There is ample room for both lounge and dining furniture. A contemporary recessed wood burning stove adds atmosphere to the room, while a full wall stretch of bi-folding doors allows you to extend the Principal Reception Room space onto the wide decked terrace where you can enjoy the country views.

In the main hallway a smartly presented cloakroom/WC has a splendid feature wash hand bowl, set on a granite surface.

The Kitchen at Vine House is ideal for sociable modern living, with ample room for a full dining suite. It has been finished with contemporary wall and floor units, with a comprehensive range of appliances including a double oven, integral combination microwave/oven, five-ring induction hob, extractor fan, integrated fridge freezer and dishwasher and a tap which provides boiling and filtered water. There is a separate utility area with sink, storage and washer/dryer.

The Master ensuite bedroom is particularly generous in size and is well-appointed with two fitted double wardrobes with oak doors and is smartly finished with engineered oak flooring and feature wallpaper. A pair of French doors provide access onto the decked terrace. The ensuite is luxuriously appointed with a large rain shower/steam room and has tasteful marble-style wall and floor tiling, a WC and a wash hand basin set beneath a mirrored vanity unit.

A door in the North section of the hall provides access to four bedrooms and the family bathroom; there are two comfortable double bedrooms, one has an ensuite shower room and single cupboard, the other has a double wardrobe with oak doors. There are two generous single bedrooms, one is currently used as a study, the other has a built-in double wardrobe with oak doors.

The family bathroom is positioned at the end of the North section of the hall and has been finished with tasteful wall and floor tiling, a whirlpool bath with an overhead rain shower, a WC, and a wash hand basin.







The charming and cosy adjoining Studio Flat has its own separate front door which can be accessed from the rear courtyard car parking area, or from the main house's rear door. It has been thoughtfully appointed to provide self-contained accommodation and affords for multigenerational living, or the scope to generate supplementary income. There is an entrance hallway with storage. A quality carpeted living room with a wood burning stove, an open-plan farmhouse kitchen with induction hob, double oven, fridge, freezer, and washer/dryer. The south facing living room has French doors opening onto a raised decked area where you can sit and enjoy the countryside. There is a double bedroom with a view of the Ochil Hills and a generous built in double wardrobe. The stylish wet room has quality contemporary tiling to the walls and a deluge showerhead, as well as a handheld attachment.



GENERAL REMARKS AND INFORMATION

Special Note

Some of the photographs were captured prior to the installation of the balustrading around the decking.
The ensuite for Bedroom 2 is in the process of completion and will be fitted with a shower, WC and wash hand basin.

Viewings

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

Services

Mains electricity and water. Daikin Air Source Heat Pump system powers central heating and hot water systems. Solar PV Panels generate electricity and benefit from an RHI feed-in tariff. Additional Solar Panels provide supplementary hot water. Private drainage.

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price.

Classifications

Council Tax Band - G
EPC Rating - E

Tenure

Freehold

Solicitors

Elliot and Company, 8 Charlotte Street, Perth, PH1 5LL. Tel: 01738 638 246

Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at www.rettie.co.uk as well as Rightmove, Zoopla, On The Market and The London Office.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

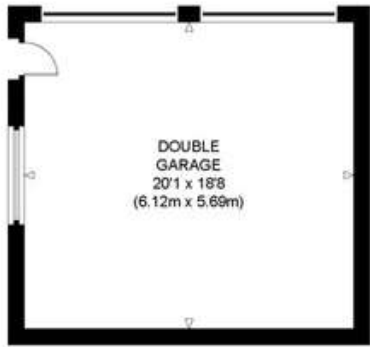
Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contract in reliance on the said statements, that they are satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 375 SQ FT / 34.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1908 SQ FT / 177.3 SQ M

VINE HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1908 SQ FT / 177.3 SQ M
EXTERNAL ANNEX AREA 401 SQ FT / 37.3 SQ M
EXTERNAL DOUBLE GARAGE AREA 375 SQ FT / 34.8 SQ M
TOTAL COMBINED FLOOR AREA 2684 SQ FT / 249.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

Important Notice

Rettie, their clients and any joint agents give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.All Rettie floorplans are drawn to RICS standard. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
- 3.All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. Rettie use electronic verification, if this is not possible original documents are acceptable.

