

13C WEST BURNSIDE, DOLLAR FK14 7EW

HARPER & STONE
ESTATE & LETTING AGENTS



13C WEST BURNSIDE

DOLLAR, FK14 7EW

PROPERTY FEATURES

- 3 bedroom ground floor apartment
- Open plan kitchen/dining/living area
- Walk-in condition
- Master bedroom with en suite shower room
- Family bathroom
- 1 allocated parking space
- Private front door entrance within courtyard
- Walking distance to schooling and amenities
- Chain Free

Harper and Stone are delighted to be bring to the market 13C West Burnside: a recently renovated ground floor apartment located in the heart of Dollar. It would be beneficial for potential buyers to know that although there have previously been holiday lets in the building, this is no longer the case and all rental properties are let on a long term basis.

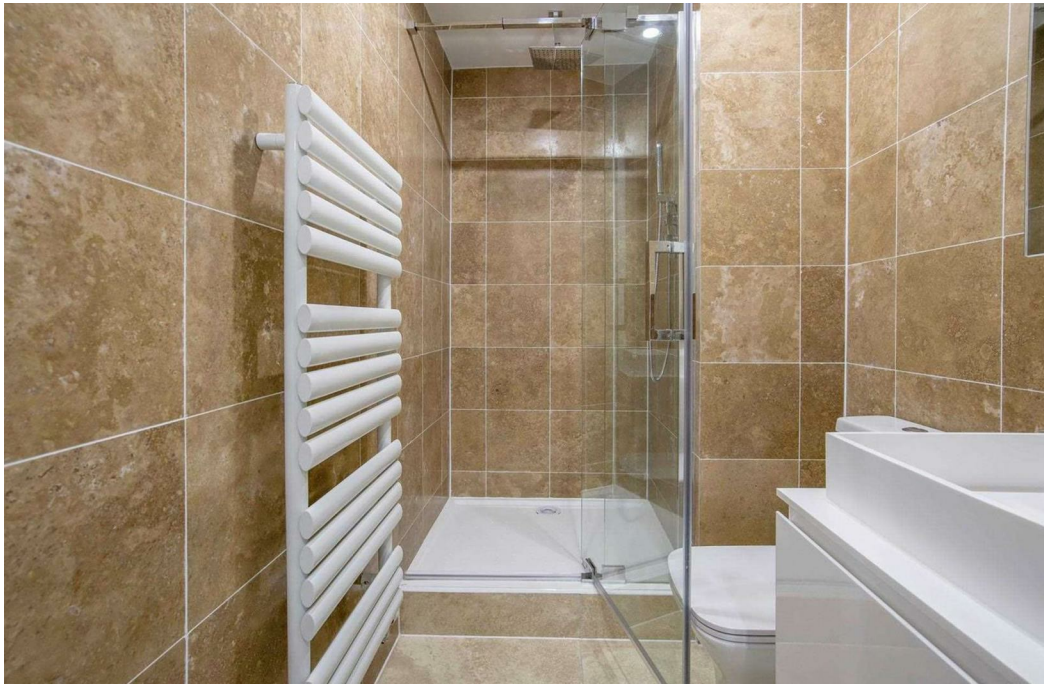
Entry to the property is through a private front door located within the rear courtyard of the apartment building. The open plan kitchen/lounge/dining area is beautifully finished, with white wall and base units with complementary worktops in the kitchen. There is an integrated hob and oven as well as a dishwasher, with an additional appliance space for a fridge freezer. This entire room is a fantastic space for modern family living. Two windows at the front allow natural light in.

The principal bedroom provides a fitted wardrobe with a shower room en suite comprising shower cubicle, WC, wash hand basin and heated towel rail.

Bedrooms 2 and 3 are both good-sized double bedrooms with fitted wardrobes. The family bathroom is tiled floor-to-ceiling and has a beautiful freestanding bath with shower attachment, WC, wash hand basin and heated towel rail. Completing the accommodation is a utility cupboard, with an appliance space and housing the fuse board.

Dollar itself is a popular small town centrally located, ideal for commuter links across Scotland,





13C WEST BURNSIDE

with links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling all very accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a local Co-op, delicatessen, butchers, bakers, beauty salon and hairdressers, cafes, opticians and local pub, a long established bridal shop together with interior designers. There is also a dental practice, doctor's surgery and pharmacy all within the village.

Externally there is 1 allocated car parking space and a bike/bin store.

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.

Council Tax Band E
EER Band C
Water: Mains
Sewage: Mains
Heating: Gas

Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, cafes, opticians, a restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only

20 minutes' drive from Gleneagles and 30 minutes' drive 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.



