

11A BRIDGE STREET, DOLLAR FK14 7DE

HARPER & STONE
ESTATE & LETTING AGENTS





11A BRIDGE STREET

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PROPERTY FEATURES

- 3 bedroom luxury apartment extending to approximately 113 square meters
- Generous lounge with bay window
- Beautiful modern kitchen
- Master bedroom with en suite shower room & two further double bedrooms
- Family bathroom with freestanding bath
- Utility space
- Lift to rear of building with access to apartment in addition to front access
- 1 allocated parking space
- Central town location/Within walking distance to all amenities and schooling
- Chain Free

Harper & Stone are delighted to present to the market number 11A Bridge Street in Dollar. Formerly known as the Castle Campbell Hotel, these recently renovated apartments are centrally located in the heart of Dollar. 11A Bridge Street is a spacious, ground floor apartment accessed from the main entrance door or via a lift to the rear of the building. 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 into the hallway, which joins all the rooms within the apartment. At the front is the spacious lounge, with a feature bay window allowing in natural light. The décor is neutral throughout, providing an ideal, move-in condition home.

There is a stunning modern kitchen with a good range of white wall and base units complemented by a granite worktop and tiled flooring. Integrated appliances include an oven and gas hob with chimney style extractor above, as well as a dishwasher. An additional appliance space is available for a fridge freezer.

There are 3 double bedrooms, each providing fitted wardrobes. The principal bedroom benefits from an en suite shower room equipped with a large shower cubicle, fitted vanity with wash hand basin and WC.

The fully tiled family bathroom has a white 3-piece suite including a freestanding bath with







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shower attachment, fitted vanity with wash hand basin and WC.

At the end of the hallway is a utility cupboard, providing space for two appliances and additional wall units.

Externally there is 1 allocated car parking space and a communal 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.



