

FLAT 7, 1 MUCKHART ROAD, DOLLAR FK14 7AE

HARPER & STONE  
ESTATE & LETTING AGENTS





# FLAT 7, 1 MUCKHART ROAD

DOLLAR, FK14 7AE

## PROPERTY FEATURES

- 2-bedroom top floor apartment
- Spacious, bright lounge
- Breakfasting kitchen
- Generous principal bedroom with en suite shower room
- Large second bedroom
- Family bathroom
- Office nook
- Off-street parking
- Beautiful communal gardens

Harper & Stone are pleased to welcome to the market Flat 7, 1 Muckhart Road in Dollar. This well-presented 2-bedroom top floor apartment is located within the stunning B-Listed 'Playfair House' building and is presented over 89sqm.

Entry to the property is through the front door into the welcoming common stairwell. The apartment's own front door is on the top floor, providing a beautiful outlook.

The lounge is centrally positioned, opening to most of the rooms within the accommodation. This is a bright, spacious room with a deep-set window overlooking the communal gardens below.

The breakfasting kitchen is fitted with a range of wooden base units with complementary laminate worktops. Integrated appliances include a double oven with 4-burner gas hob, dishwasher and washer/dryer. There is room for a small table within the kitchen. Two windows provide a dual aspect bringing in the light.

The principal bedroom is to the far end of the apartment through the lounge. This generous room provides built-in wardrobes and the Juliette balcony creates a cosy space for a sitting area. The en suite shower room is equipped with a 3-piece suite of shower cubicle with electric Mira shower, WC and wash hand basin.

Bedroom 2 is also a good double bedroom, with plenty of character and the coombs creating a homely feel to the room.

The family bathroom is beautifully finished, with a full-size bath with shower attachment, WC, pedestal sink and heated towel rail.

An alcove within the walk-through rear hallway provides an ideal office nook. This is a fantastic area for those requiring a dedicated work-from-home space. Open storage is provided between the office nook and bathroom.

Externally, there is off-street parking in a dedicated carpark for residents and beautiful communal gardens grounds.

There is a monthly factor fee of £220 per month payable to the factoring company. Additional details on what these covers can be obtained by enquiring with Harper & Stone.



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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 C  
EER Band TBC  
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.





