

28B BRIDGE STREET, DOLLAR FK14 7DE

HARPER & STONE  
ESTATE & LETTING AGENTS





# 28B BRIDGE STREET

DOLLAR, FK14 7DE

## PROPERTY FEATURES

- 2-bedroom ground floor flat
- Lounge with electric fireplace
- Modern kitchen
- Bathroom with shower
- Fitted wardrobes in both bedrooms
- Enclosed patio area
- Close proximity to all local amenities

**\*\*Due to overwhelming response, viewings have been capped at this property for the time being.\*\***

Harper & Stone are delighted to bring to the rental market number 28B Bridge Street in Dollar. This 2-bedroom ground floor flat provides a comfortable home within walking distance to all local amenities.

Entry to the property is up through the private, enclosed patio area into the front hallway. To the left you will find the spacious lounge which boasts patio doors leading to the garden space. From the lounge, you enter the modern kitchen which is fitted with ample wall and base units. Integrated appliances include an electric fan oven, induction hob, washer/dryer and dishwasher. A side door from the kitchen opens onto the patio. There is also a large cupboard which houses the gas and electric meters.

Returning to the entrance hall you will find the bathroom which has had a brand-new shower cubicle fitted. The bathroom also comprises a WC, pedestal sink and







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mirrored cabinet.

The hallway also contains another cupboard, ideal for storing shoes etc.

The master bedroom is generous in size, with room for a king size bed and provides a large, fitted wardrobe. The second bedroom is a single and has a fitted wardrobe. This room would make an ideal office.

Externally, the enclosed patio provides a lovely seating area with table, seating for four and a parasol.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band B  
EER Band C

Non smokers only / Pets considered  
LARN1811005

Landlord Registration: 517349/150/05022

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, butchers, beauty salon and hairdressers, cafes, opticians, a restaurant & bar and local pub all within 3 minutes walk from the house. 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.

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





