

13D WEST BURNSIDE, DOLLAR FK14 7EW

HARPER & STONE  
ESTATE & LETTING AGENTS







# 13D WEST BURNSIDE

DOLLAR, CLACKMANNANSHIRE FK14 7EW

## PROPERTY FEATURES

- 2 bedroom luxury apartment
- Modern open plan kitchen/dining/living room
- Beautiful modern kitchen
- Stunning bathroom with free standing bath
- Utility space
- Private front door entrance within courtyard
- 1 allocated parking space
- Central town location/within walking distance of all local amenities
- Chain free

Welcome to this charming flat/apartment located in the picturesque town of Dollar. This property is situated in what was once the Castle Campbell Hotel and has been tastefully updated to provide luxury apartments that still retain some of its original character. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. 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.

The accommodation consists of: Hallway, Kitchen/Living/Dining Room, Family Bathroom, Two Bedrooms and Utility space.

As you enter the property, you will find the bedrooms at the rear of the property, ensuring a peaceful space to sleep. The master bedroom is generous in size and has a large, fitted wardrobe for all your storage needs. Double glazed sash windows retain some of the building's original character. The smaller bedroom would make an ideal office space or spare bedroom.

In the centre of the property, you will find the stunning bathroom complete with freestanding bath. A white suite with modern finishes also provides plenty of useful storage with a large drawer space under the sink and a mirror cabinet above.

Next to the bathroom is a useful utility space with washer/dryer, keeping the washing machine out with the living space.

Towards the front of the building, the property boasts a modern open plan reception room, perfect for relaxing or entertaining guests. The kitchen has ample wall and base units in a modern gloss white and beautiful marble countertops and flooring creating a bright, welcoming space. It is fully equipped with a gas hob, electric fan oven, large fridge/freezer with ice-maker, large stainless steel sink with extending tap and a dishwasher. The décor is neutral throughout, providing an ideal, move-in condition home.





# 13D WEST BURNSIDE

Don't miss out on the opportunity to buy this lovely property in West Burnside, Dollar. Book a viewing today and see what this charming flat/apartment has to offer.

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 D

EER Band B

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.



