

3 MITCHELL COURT, DOLLAR FK14 7BF

HARPER & STONE  
ESTATE & LETTING AGENTS





# 3 MITCHELL COURT

DOLLAR, FK14 7BF

## PROPERTY FEATURES

- Ground floor apartment
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom with shower
- Gas central heating
- Double glazing
- Allocated parking
- Entry security system
- Central location

Welcome to 3 Mitchell Court situated in the charming town of Dollar. This delightful ground floor flat sits at the back of a small purpose build block.

Ground floor apartments are rarely available, so viewing is highly recommended. There are 2 entrance options into the main building, one to the front and one to the rear which is accessible with no stairs from the small car park. Once inside the building, number 3 is located to the right where it has its own private front door.

The accommodation is set to as follows: Once inside the property there is a hallway with 2 large storage cupboards, providing ample storage. To the left is the bathroom that comprises of a 3-piece shower room which has been modernised in recent years. The kitchen has a generous range of wall and base units and appliance spaces. The non-integrated appliances are included in the sale. The lounge is a lovely bright room with an outlook towards the beautiful Ochil hills. There are 2 well-proportioned bedrooms to complete the living accommodation. As afore-mentioned there is allocated parking to the rear.

The sale will include all fitted floor coverings, light fittings, window coverings, and appliances where applicable. Any other items are to be by separate negotiation with the seller. Don't miss the opportunity to make this apartment your own and enjoy the convenience and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards calling this charming property your new home.

Viewings are strictly by appointment only via Harper & Stone.



# 3 MITCHELL COURT

Council Tax Band D  
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.



