

19 DEWAR STREET, DOLLAR FK14 7EP

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- Delightful 4 Bedroom family home built circa 2012
- Highly sought-after locale
- Flexible living accommodation over approximately 179 square meters
- Substantial Utility Room
- Generous ground floor shower room
- Bedroom on the ground floor
- Private sunny rear garden
- Walking distance to both Dollar Academy & Strathdevon Primary School
- Integral garage and off-road parking
- Early viewing recommended

Welcome to 19 Dewar Street, Dollar which Harper & Stone are delighted to present to the open market. This stunning nearly new detached house is a gem waiting to be discovered. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living. Situated in the picturesque location of Dollar, this property provides a perfect blend of modern living in a charming setting. The 179 square meters/1,926 square feet of living space is thoughtfully designed to cater to all your needs, whether you're looking to relax in the cosy reception rooms or unwind in the well-appointed bedrooms. Built in 2012, this house combines contemporary features with the reliability of a newer build, ensuring both style and functionality. The property's age means you can enjoy the benefits of modern construction and design without the maintenance issues often associated with older homes.

The accommodation is laid out as below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Kitchen/Dining Room, Bedroom, Shower Room and Utility Room.

First Floor: Landing, Master Bedroom with Ensuite Bathroom, Two further Bedrooms and a Bathroom.

Entry to the property is into the vestibule which in turn opens to the entrance hall which makes a welcoming first impression with classic engineered oak flooring and half turn oak staircase. Storage is provided by a large single and under stair cupboards. On the left is bedroom 2, a light bright front facing double room.

The lounge is next on the left hosting floor to ceiling bay window with central French doors opening to the South facing garden. A contemporary living flame gas fire is a focal point on one side of the room and double partially glazed doors on the other open to the kitchen/dining room which can also be accessed from the hall.

The kitchen/dining room is a light and airy social space. The kitchen is furnished with an excellent selection of wall and base units, and pan drawers in solid wood with matching worktops. Integrated appliances include 4 ring gas







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hob, electric oven and dishwasher. The dining area is spacious, effortlessly accommodating a 6-8 seater table, the bi-fold doors bring the outside in while making it ideal for Summer entertaining. Heading into the sizable utility room are further matching wall and base units, Belfast style ceramic sink, spaces for 3 freestanding appliances and access to the garage. Returning to the hallway and completing the lower living is the shower room with large walk in drench shower, vanity sink set with storage cupboard below, heated towel rail and WC.

Proceeding upstairs, the sizable upper landing gives access to the first floor accommodation. The Principal bedroom runs the length of the house with a window to the front and French doors with Juliet balcony to the rear. The coombed ceiling at either end adds character and appeal to the room. The ensuite bathroom is equipped with bath, vanity hand basin with under sink storage, bidet and WC. Bedrooms 2 and 3 are both generous double rooms. Completing the upper living is the family bathroom with bath, over bath shower, pedestal sink and WC.

Externally, the front and side of the house are bordered by a low rise stone wall in front of the garden grounds, which is mainly chipped and includes various shrubs and plants. Access to the mono bloc driveway is from McNabb Street and offers ample parking for at least 3 vehicles. The integral

single garage has an electric up and over door. The back garden is bound by a combination of timber fencing and classic stone walls offering a high degree of privacy. It is predominately laid to lawn with a patio area ideal for outdoor entertaining. There is a mixture of mature trees, shrubs and plants attracting birds, butterflies and other wildlife to the space.

With its prime location and spacious layout, 19 Dewar Street presents a fantastic opportunity for those seeking a comfortable and stylish home in Dollar.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EER Band B
Water: Mains
Sewage: Mains
Heating: Gas
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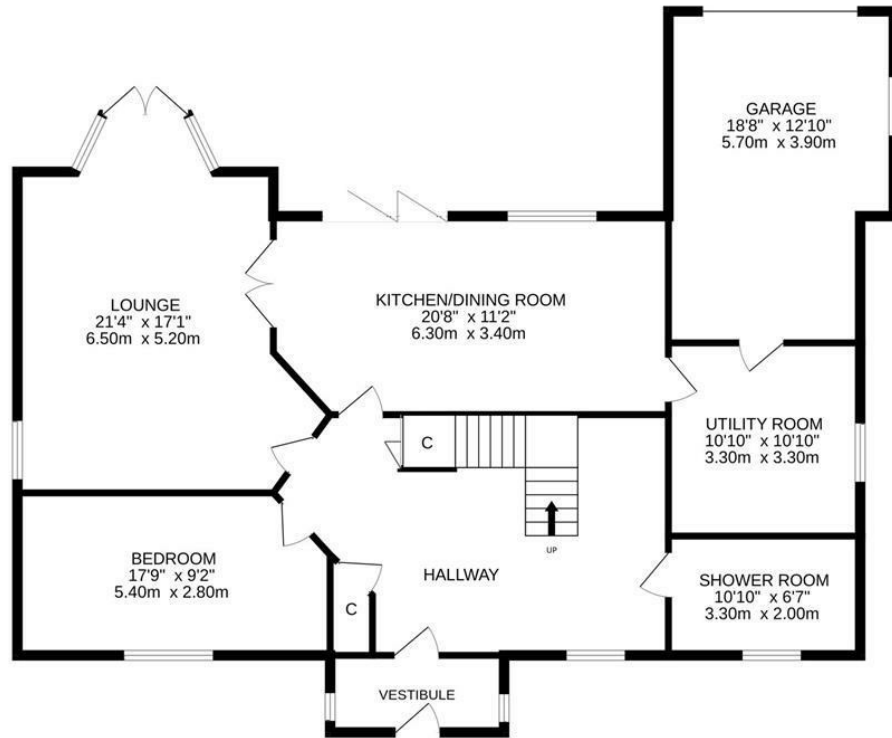
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar 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. 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.





GROUND FLOOR



1ST FLOOR

