

BURMAH COTTAGE 32 DEWAR STREET, DOLLAR FK14 7ER

HARPER & STONE  
ESTATE & LETTING AGENTS





# BURMAH COTTAGE 32 DEWAR STREET

DOLLAR, CLACKMANNANSHIRE FK14 7ER

## PROPERTY FEATURES

- Delightful 4 Bedroom traditional family home Circa 1900
- Highly sought-after locale
- Retaining many original features
- 2 Reception rooms & Ground floor cloakroom
- Flexible living accommodation over approximately 224 square meters
- Private sunny rear garden
- Integral double garage and off-road parking
- Walking distance to both Dollar Academy & Strathdevon Primary
- Double glazing/Gas central Heating
- Early viewing highly recommended

Harper & Stone are delighted to bring to the open market Burmah Cottage in the sought-after town of Dollar. This beautiful traditional home sits on a lovely corner plot, is well proportioned and retains many original features while affording an excellent layout for a family home. Built in 1900, boasts a perfect blend of character and modern living.

The Accommodation comprises of:

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

First Floor: Hall, Master Bedroom with Dressing Room, Two further Bedrooms and Bathroom. There is also accommodation located above the garage/side extension and this comprises a Lounge and Study Area.

At the front of the house is a beautiful garden bound by a wall and gated entrance leading to the front door. Storm doors open to a vestibule which in turn leads to the main hallway, from which the lower rooms flow. To the left is the front-facing formal lounge with press storage cupboard and feature fireplace housing a living flame gas fire. To the right is the dining room with dual aspect windows, a good-sized room with original cornicing and pretty ceiling rose, an excellent space for entertaining. Returning to the hallway on the right is bedroom 4, a generous room with side facing window currently used as a playroom. There is a handy storage cupboard beside the ground floor cloakroom. The appealing cloakroom sits down 2 steps and consists of countertop hand basin, WC and is fully tiled on both walls and floor.

The large kitchen has a light, bright homely feel, with an excellent range of wall and base units in a cream Shaker style with complementary dark work surfaces. Integrated appliances include a Range style cooker with 5 ring gas hob, dishwasher and space for a free-standing appliance. There is ample room for a table and chairs offering an informal dining option. Double glass doors lead to the back garden and afford views of the Ochil Hills.







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From the hallway a half turn staircase leads up to the first floor landing. To the left is the master bedroom with bay window and walk in wardrobe with added storage shelves, which would easily convert to an en suite. To the right bedroom 2, again front-facing, is a spacious double with a bay window. Bedroom 3 is rear facing with a Velux window and storage cupboard. The fully tiled family bathroom features bath, shower, hand basin, bidet and WC in white.

Returning downstairs to the hallway and through the kitchen is a virtually self-contained annex. The hallway/utility space has storage units matching the kitchen, sink and 2 spaces for free standing appliances, under stair storage and a back door leading to the rear garden. Completing the ground floor within the annex is a good-sized shower room with shower, hand basin, bidet and WC. The double garage can also be accessed from here. Travelling up the wooden staircase is a stunning expanse! This is currently used as a bedroom with a with raised office/study. Suggested potential uses are granny flat, teenager's haven, craft workplace, artist's studio or office with meeting area. Direct access is possible through the side gate. There are 5 Velux windows showcasing spectacular vistas and letting the natural light flood in.

Externally, there are garden grounds to the front, side and rear and a

double driveway in front of the double garage with roller electric doors. The front and side garden has a wealth of established shrubbery while the back garden is predominately low maintenance with paving stones leading to a raised patio area ideal for outdoor entertaining.

Burmah Cottage has a lovely appealing feel and will make a very happy home for the lucky purchaser, hence early viewing is recommended.

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

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band C

Water: Mains  
Sewage: Mains  
Heating: Gas  
What3words Navigation: ///happy.armed.escalated

Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for

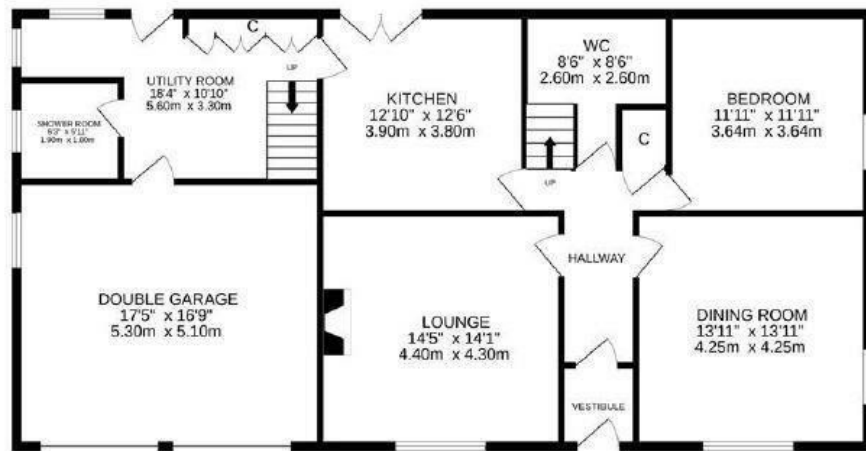
commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, 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.

**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

