

5 CAMPBELL STREET, DOLLAR FK14 7ET

HARPER & STONE  
ESTATE & LETTING AGENTS





# 5 CAMPBELL STREET

DOLLAR, FK14 7ET

## PROPERTY FEATURES

- Beautifully presented 2 bedroom cottage
- Fully furnished
- Modern kitchen
- Downstairs shower room
- Master bathroom with free-standing bath
- Recently decorated
- Lovely garden
- Central location close to all amenities
- Available from August

This beautiful period property is situated on Campbell Street in the heart of Dollar and provides 2 bedrooms, 2 bathrooms, lounge, kitchen and garden.

The cosy lounge is a bright room with a new electric fire as a focal point. The kitchen is modern and well equipped and includes a dining table. The second bedroom is on the ground floor to the rear of the property. A shower room completes the ground floor accommodation.

Upstairs is the master bedroom, which houses a super king-sized bed, built in wardrobe and plenty of storage. The main bathroom is generous in size and has a free-standing bath. A cupboard on the upstairs landing provides additional storage space.

Externally, the charming garden provides a lawn, patio, established planting and a garden shed.







## 5 CAMPBELL STREET

The property has been recently decorated throughout, including new carpets, making this property highly desirable.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band C

EER Band E

Water: Mains

Sewage: Mains

Heating: Gas

LARN 1339076/390/10122

Landlord Registration number 323894/150/12441

Non-smokers only  
No pets preferred

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.





