

11 HIGH STREET, DOLLAR FK14 7AY

HARPER & STONE  
ESTATE & LETTING AGENTS





# 11 HIGH STREET

DOLLAR, FK14 7AY

## PROPERTY FEATURES

- Charming 1-bedroom top floor apartment
- Well-equipped kitchen
- Open concept lounge and dining
- Generous bedroom
- Stunning views of Ochil Hills & Castle Campbell
- Communal drying green & path leading to the Burnside & Mill Green
- Within walking distance to all amenities & schooling
- Ideal for first time buyers, investors, or single person/couple
- Early viewing recommended

Harper & Stone are pleased to welcome to the market is this charming 1-bedroom top floor apartment at 11 High Street in Dollar. Centrally located and within walking distance to schooling and amenities, this property would appeal to a variety of audiences, such as first time buyers, a family requiring a bolthole within the town, buy-to-let investors, or for a single person/couple.

Entry to the building is through double wooden storm doors into a communal close area, where stairs lead to the apartment's own front door on the second floor. Upon entering the property, a central hallway with wooden flooring gives access to the entire accommodation.

To the left is a small yet well equipped kitchen, providing a selection of wall and base units and slate effect tiles. Integrated appliances include an electric fan oven, gas hob and an under counter fridge. A sizable velux window above stainless steel sink offers stunning views up to Bank Hill.

Across the hall is the bathroom, with slate tiling and a suite comprising a pedestal sink, bath with shower over and WC. A velux window above brings in natural light. There is also a useful storage cupboard at the back of the bathroom.

At the end of the hallway is the open concept lounge and dining room, a lovely bright room with large sash windows with secondary glazing looking out to the Ochil Hills. A window seat makes the most of the stunning view, where glimpses of Castle Campbell can be enjoyed. A cupboard in the lounge houses the boiler. There is ample space for a dining table to sit four.

Adjacent to the lounge/dining room is the bedroom, which is spacious enough to house a king-sized bed. Large sash windows with storage below make this bright and airy space and original wooden flooring give this apartment period charm and appeal.

Completing the accommodation is a hallway cupboard, which houses the electric meter, fuse box and offers space for a Hoover/ironing board storage.

Externally, the property provides a communal drying green to the rear and a path which leads to the Burnside and Mill Green. There is also a small outhouse to the side of the building.

It should also be noted that there is no lift within the building.



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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 A  
EER Band D  
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.



