

13A WEST BURNSIDE, DOLLAR FK14 7EW

HARPER & STONE  
ESTATE & LETTING AGENTS





# 13A WEST BURNSIDE

DOLLAR, CLACKMANNANSHIRE FK14 7EW

## PROPERTY FEATURES

- 3-bedroom townhouse extending to 87sqm
- Open concept kitchen/dining/lounge area
- Ground floor WC
- Master bedroom with en suite shower room
- Two further bedrooms
- Family bathroom with freestanding slipper bath
- 1 allocated parking space & private front door entrance
- Centrally positioned within Dollar
- No chain

Harper & Stone are welcoming to the market 13A West Burnside, a unique townhouse extending to 87sqm within the former Castle Campbell Hotel in Dollar. The property enjoys its own private entrance to the rear of the building, which has been refurbished within the last few years.

The property is portrayed as below:

Ground Floor: Entrance Vestibule, Open Plan Lounge/Dining/Kitchen Space and Toilet.

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

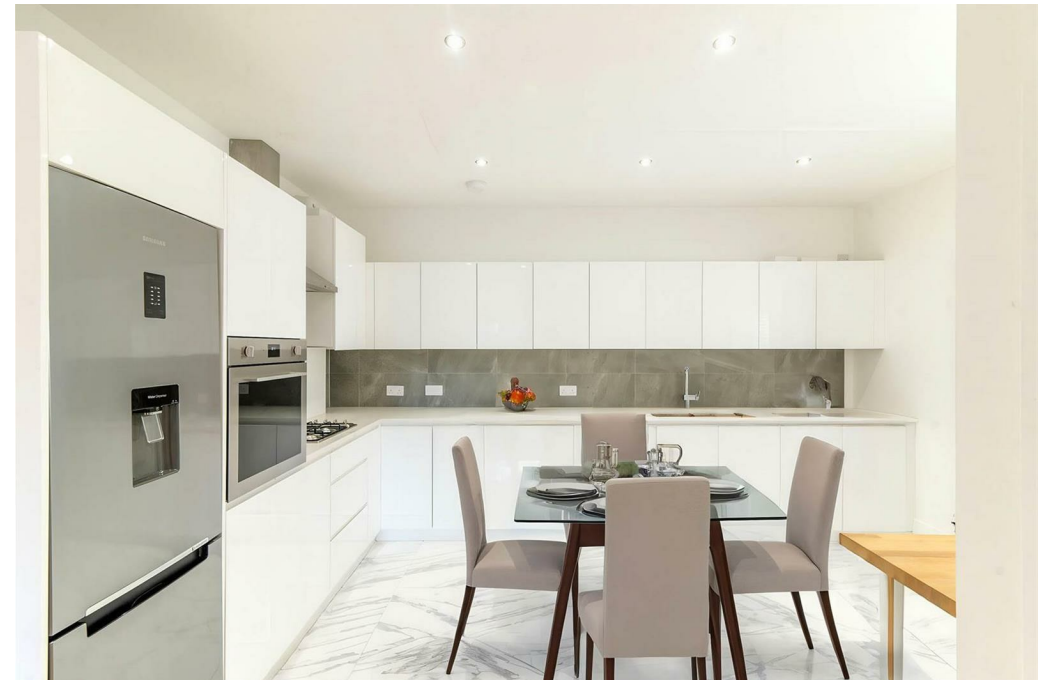
Entry to the property is into a vestibule with room for coats and shoes storage. Through the vestibule is the living space on the ground floor. The lounge/dining is front facing with deep windowsills and the open concept layout allows options for designing the room to individual needs. Open plan to the lounge/dining is the breakfasting kitchen, with marble effect tiles and modern neutral wall and base units with complementary worktops. Integrated appliances included within the sale are a four-burner gas hob and chimney style extractor above, single oven, dishwasher, washer/dryer, and fridge freezer. There is a breakfast bar to one side with a view of the rear courtyard.

Off the living space is a ground floor cloakroom providing a sink with vanity storage, WC and heated towel rail. Completing the ground floor is an under-stair storage cupboard.

A wooden staircase leads to the first floor landing where there are three bedrooms and the family bathroom. The master bedroom is immediately to the right with an ensuite shower room comprising shower cubicle with waterfall shower, sink with vanity storage, WC and heated towel rail. Low set windows overlooking the rear courtyard give a feeling of space and height within the room and there is a wardrobe provided. Bedrooms 2 and 3 are both smaller double rooms facing the front of the property and provide wardrobes as well. Completing the accommodation is the family bathroom showcasing a freestanding slipper bath with shower attachment, sink with vanity storage, WC and heated towel rail.

Externally the property benefits from 1 allocated parking space and because of its central position is easily accessible to all amenities and schooling within Dollar.

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.



# 13A WEST BURNSIDE

Viewings are strictly by appointment only via Harper & Stone.

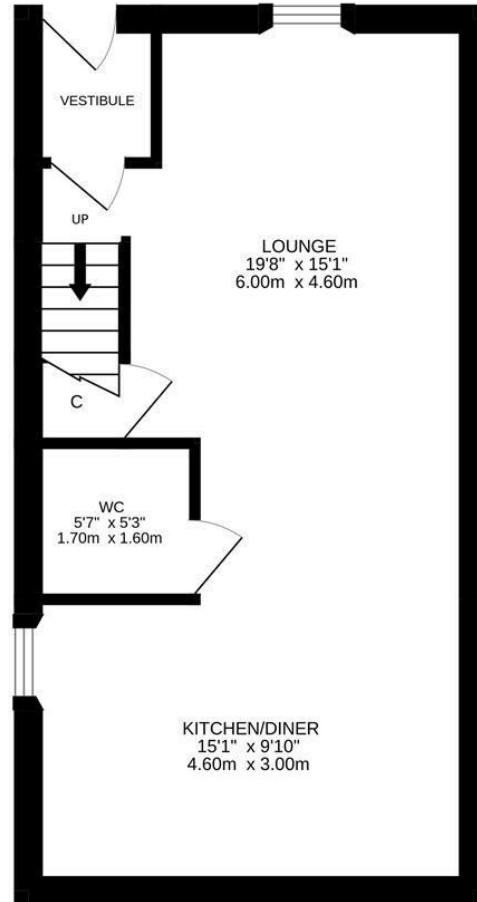
Council Tax Band D  
EER Band C  
Water: Mains  
Sewage: Mains  
Heating: Mains

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.



GROUND FLOOR



1ST FLOOR

