

11E BRIDGE STREET, DOLLAR FK14 7DE

HARPER & STONE  
ESTATE & LETTING AGENTS







# 11E BRIDGE STREET

DOLLAR, FK14 7DE

## PROPERTY FEATURES

- Stunning 2 bedroom apartment
- Immaculate condition
- Superb open plan kitchen
- Unfurnished with the option of furnished for additional amount
- Beautiful bathroom
- Fitted wardrobes
- Allocated parking space
- Central village location
- Available now

Harper & Stone are delighted to present to the market 11E Bridge Street, a recently renovated apartment located in the heart of Dollar. This two-bedroom apartment boasts high quality, modern finishes and generous living space over 78sqm (839.59 sq ft), ideal for a professional couple, small family or investor.

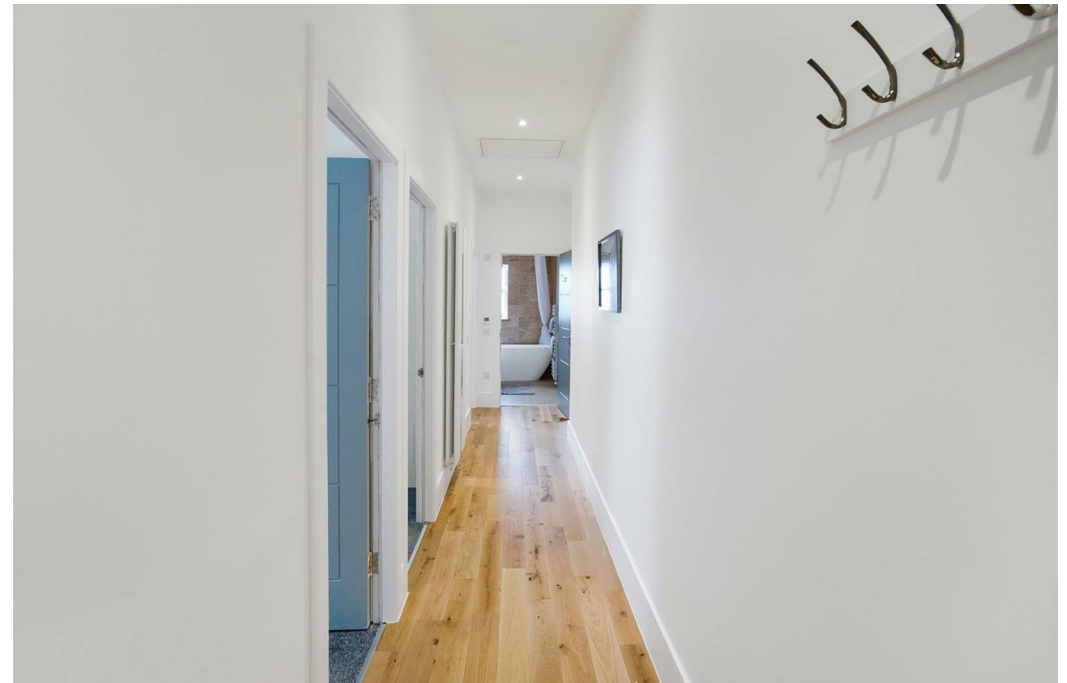
11E is situated on the 1st floor, which can be easily accessed by the stairwell or internal lift. There is a stunning modern white kitchen with a good range of wall and base units complemented by a granite worktop. Integrated appliances include a gas hob with chimney style extractor above, oven and washing machine. The freestanding fridge freezer is also included in the sale.

The dining room is just off the kitchen, a cosy room with velux windows bringing in natural light accommodating a 6-8 seater dining table. The spacious lounge has windows to the front, a bright room with ample space to relax and unwind at the end of a long day.

There are two double bedrooms, both with built-in wardrobes. The fully tiled family bathroom has a white 3 piece suite comprising a stunning freestanding bath with waterfall shower head, vanity sink unit with storage, WC and a heated towel rail.











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Externally there is 1 allocated car parking space, and the central location of the apartment means all amenities and nature areas within Dollar are within an easy walking distance.

The sale will include all fitted floor coverings, window coverings, light fittings 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 D

EER Band B

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, 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.

