

28 BACK ROAD, DOLLAR FK14 7EA

HARPER & STONE
ESTATE & LETTING AGENTS





28 BACK ROAD

DOLLAR, FK14 7EA

PROPERTY FEATURES

- ***CLOSING DATE SET FOR FRIDAY 25 OCTOBER 2024 at 12.00pm MIDDAY***
- Highly sought after location
- Fantastic development opportunity
- Approximately 91 square meters of living space
- Open plan Kitchen/Dining/Living space
- Detached single garage and private parking
- Stunning views of Dollar and the surrounding countryside
- Close to local amenities
- Early viewing strongly recommended

Harper & Stone are delighted to present to the market 28 Back Road. This 3-bedroom detached family home is nestled away in a private and quiet location within the town of Dollar. The property is happily positioned on a substantial plot with a well-established garden to the rear. The property will require a degree of modernisation and is an attractive prospect for the next owner.

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The accommodation is presented as below:

Ground Floor: Entrance Hall, Open Plan Lounge/Dining/Kitchen Space, Three Bedrooms and a Shower Room.

Entry to the property is into the hallway, from where the accommodation flows. A cupboard to the right provides ample storage for coats, hats and outdoor apparel. To the left is the lounge with floor-to-ceiling picture window providing a spectacular outlook over the countryside and beyond. A 1970's style gas fire is the focal point of the room, bringing a welcoming ambiance. A fixed shelving unit provides a divide between the lounge and the Dining/Kitchen. The dining space has a triple pane sliding door leading out to the back garden. The Kitchen offers a good selection of wall and base units along with some open shelving. There are no integrated appliances, but ample room for at least 4 free standing units. The open plan Living/Dining/Kitchen area is perfect for a modern day dwelling.

Heading back to the hallway are the 3 bedrooms which are all side facing. Bedrooms 1 and 2 are good sized double rooms with fitted wardrobes, bedroom 3 can easily accommodate 2 single beds or a







28 BACK ROAD

double. Completing the accommodation is the Shower Room presenting walk in shower, floating vanity sink, heated towel rail, bidet and WC.

Externally there are mature garden grounds to the front, sides and rear offering welcome privacy and a tranquil ambiance. The back garden slopes upwards and has a selection of various types of trees including fruit bearing apple. A lovely feature is the retaining wall which is constructed from cobble stones from Stirling Castle which were advertised as available to purchase when the house was being built. There is a single detached garage with up and over door as well as pedestrian access from the rear. There is ample private parking provided in front of the garage.

28 Back Road is a wonderful opportunity to purchase an amazing Family home, whether as a development project or to embrace the 1970's character!

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 F
EER Band E

Water: Mains
Sewage: Mains
Heating: Gas
What3Words Navigation:////bared.labs.erupt

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

