

14 DEWAR STREET, DOLLAR FK14 7EP

HARPER & STONE
ESTATE & LETTING AGENTS





14 DEWAR STREET

DOLLAR, FK14 7EP

PROPERTY FEATURES

- Charming 2-bedroom semi-detached villa
- Open plan living/dining room
- Separate sitting room
- Well-equipped kitchen
- Two bedrooms and family bathroom
- Ground floor shower room
- Fully enclosed garden with panoramic views
- Off-street parking for one car
- Central town location & within walking distance to all amenities

Harper and Stone are delighted to present to the market number the rarely available 14 Dewar Street in the Hillfoots town of Dollar. This charming C-Listed 2-bedroom semi-detached traditional period era villa boasts 94sqm of substantial and flexible living space. The property is centrally located within the town in a quiet residential street and enjoys panoramic views of the Ochil Hills.

The layout is portrayed as below:

Ground floor: Entrance vestibule, hall, sitting room, living room/dining room (open plan), shower room and kitchen.

First floor: Two bedrooms and bathroom.

Entry to the property is through a traditional storm door into a vestibule which opens into the ground floor hallway. Immediately to the right is the front facing sitting room, enhanced by decorative corning and an electric fire as the focal point of the room. Two sash windows allow the southern sun to flood the room throughout the day.

Adjacent to the sitting room is an open plan living/dining room. This sizable space has a Velux window which brings in a plethora of natural light and French doors to the rear opening directly onto the patio. Off the living area is a convenient ground floor shower room providing a 3-piece suite of shower cubicle, pedestal sink, WC and heated towel rail with a Velux window above. A linen cupboard is just off the shower room and there is also an under-stair cupboard within the living room.

Off the dining area is the kitchen, equipped with wood effect wall and base units with complementary laminate worktops. Integrated appliances include a fridge freezer, slimline dishwasher, four burner gas hob and double oven with extractor above, and washing machine. There is ample preparation space and there is also a rear external door in the kitchen giving access to the side of the property.

Taking the half turn stairs, on the mid-landing is a bathroom providing an electric shower over the bath, a pedestal sink and WC. Continuing up the stairs are the two bedrooms, one which is front facing to the south and the other which is rear facing, enjoying breathtaking panoramic views of the Ochil Hills.

Externally, there is a driveway with parking for one vehicle and front and rear gardens. At the front is a quaint gravelled area with small trees. The rear garden is occupied by a shed, and is partially laid to lawn and patio. The patio area is perfect for enjoying the tranquil views and for



14 DEWAR STREET

alfresco dining in the warmer months. The garden is stocked with some raised beds and planting around the borders and is also fully enclosed.

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.

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Council Tax Band C

EER Band D

Water: Mains

Sewage: Mains

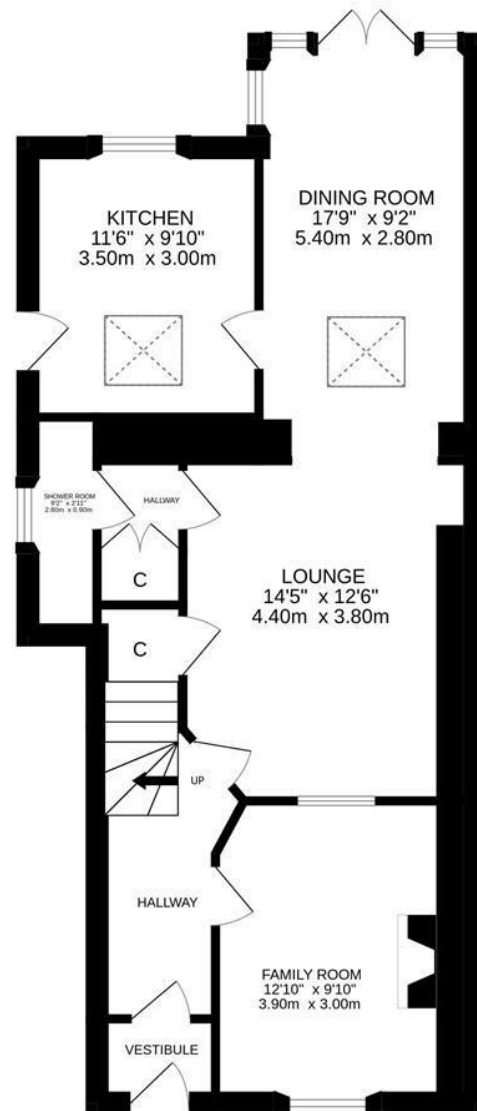
Heating: Gas

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, interior design studio, 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

