

25 HIGH STREET, DOLLAR FK14 7AZ

HARPER & STONE
ESTATE & LETTING AGENTS





25 HIGH STREET

DOLLAR, FK14 7AZ

PROPERTY FEATURES

- Charming Grade C listed family home Circa 1805
- Radiating character, the property extends to approximately 112 square metres
- Highly desirable residential location in a quiet sought after part of the town of Dollar
- Retaining numerous original features
- Superbly maintained and utterly appealing
- Stylish Kitchen/Dining Room
- Family Bathroom and an ensuite shower room
- Close proximity to Dollar Academy and Strathdevon Primary School
- Private rear garden with large patio
- Chain Free

Harper & Stone are delighted to present to the open market 25 High Street, nestled in the charming village of Dollar, this delightful semi-detached house offers a unique blend of historical character and modern comfort. With a generous living space of 112 square meters, this property is perfect for families or those seeking a peaceful retreat. The house boasts one inviting reception room, ideal for entertaining guests or enjoying quiet evenings with family. The three well-proportioned bedrooms provide ample space for relaxation, while the two bathrooms ensure convenience for all. Constructed in 1805, this property carries the charm of a pre-1900 build, featuring period details that add to its appeal. The location on High Street places you within easy reach of local amenities, making daily life both convenient and enjoyable.

The accommodation presents as follows:

Ground Floor - Ground Floor: Entrance Vestibule, Lounge, Family Room/3rd Bedroom, Kitchen and Bathroom.

First Floor - Two Bedrooms and Ensuite Shower Room.

Entry to the property through the solid wooden door leads to the entrance hallway from where the 2 front facing reception rooms are accessed. To the left is the Lounge, a lovely light bright space with picture window allowing a wealth of natural light to flood into the room. To the right is the Family Room/Bedroom, a charming room with a log burning stove set within the rustic exposed stone wall.

At the end of the hallway sits the hub of this delightful home, the kitchen/dining room. There is an excellent selection of Shaker style wall and base units in a muted sage tone with wooden complementing work tops. There is a 5-ring gas hob above the Range style electric oven, free standing appliances include an under counter freezer, dishwasher, washing machine and fridge freezer. completing the lower living is the Family Bathroom, with free standing roll top bath with handheld shower, pedestal sink and WC. The tasteful décor includes half tongue and groove panelling in a fresh navy hue and complementary Carnanton style wallpaper in a pretty floral design.

Heading upstairs is the upper landing offering access to good sized front facing double rooms with the Principal Room benefiting from an ensuite shower room.

Externally there is a private rear garden benefitting from the sun all day long, and boast spectacular views of Castle Campbell. Designed to be low maintenance, there is a large patio area ideal for outdoor entertaining or just to sit and relax. A gate at the back opens to a pathway which does give vehicle access to allow off loading or dropping off. Parking is to the front of the property on the roadside.



25 HIGH STREET

Whether you are looking to settle down in a picturesque village or seeking a property with historical significance, this home offers a wonderful opportunity to embrace a lifestyle of comfort and charm. Don't miss the chance to make this enchanting house your new home.

The sale will include all fitted floor coverings and window coverings and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

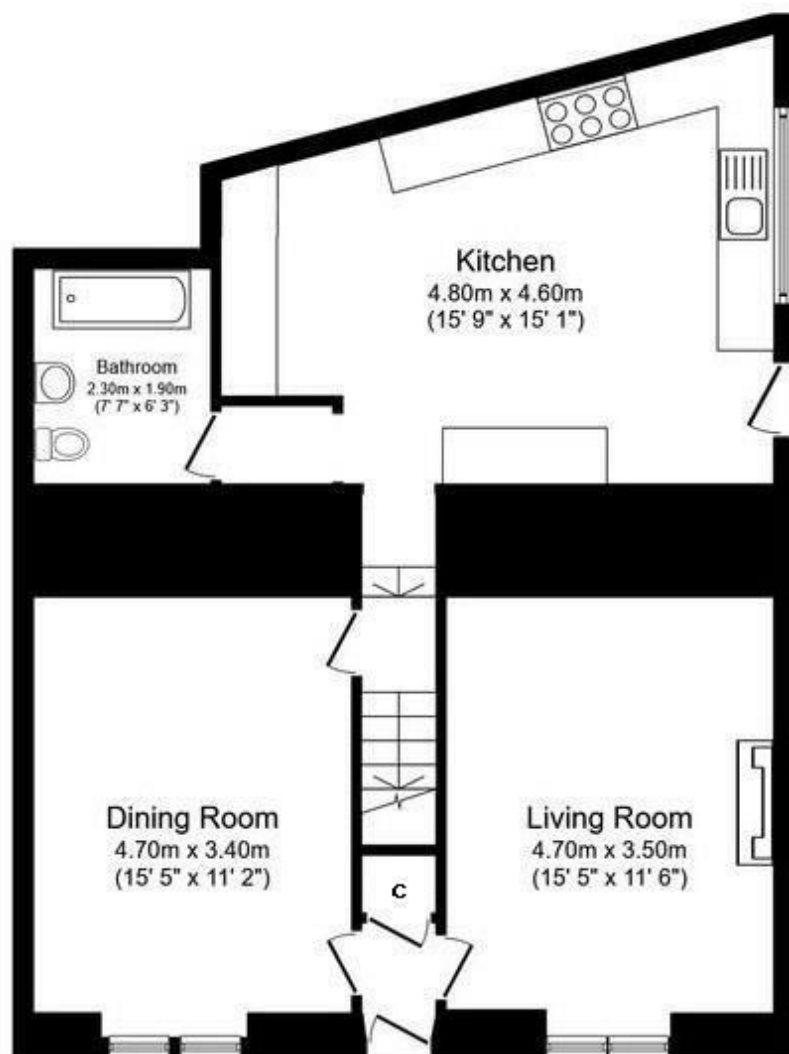
Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas
What3words Navigation:///bronzer.initiates.strictly

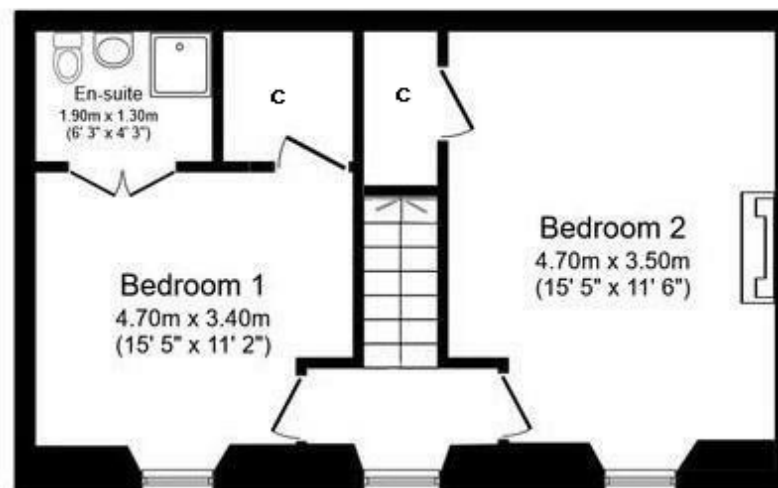
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar 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.





Ground Floor



First Floor