

33 DEWAR STREET, DOLLAR FK14 7ES

HARPER & STONE  
ESTATE & LETTING AGENTS





# 33 DEWAR STREET

DOLLAR, FK14 7ES

## PROPERTY FEATURES

- Charming 3 bedroom mid terrace cottage
- Circa 1900 with approximately 125 square meters of living space
- Nestled in the heart of Dollar
- Modern dining kitchen
- 2 generous reception rooms
- Principal bedroom with ensuite shower room
- South facing garden with patio
- Walking distance to all local amenities
- Early viewing advised

Occupying a prime location in the heart of Dollar Harper & Sone are delighted to offer 33 Dewar Street to the market. This appealing 3 bedroom cottage is full of character and is perfectly presented in a neutral guise throughout, making it walk in ready.

The accommodation is presented as below:

Ground Floor: Hallway, Dining Room, Lounge, Dining Kitchen, Rear Porch and Cloakroom.

First Floor: Upper Landing, Principal Bedroom with Ensuite, 2 Further Bedrooms and a Family Bathroom.

Entry to the property takes one into the long hallway from where the lower living flows. To the left is the front facing Dining Room with log burning stove set within a contemporary fire surround with decorative tiled hearth. At the end of the hallway is the Lounge, a lovely, homely space with living flame gas fire and a floor to ceiling picture window allowing the natural light to flood in. A glass panelled door opens to the Dining Kitchen, a contemporary space with dual aspect windows. The galley style kitchen presents an excellent selection of wall and base units along with pan drawers in a combination of high gloss grey and white. Integrated appliances include a gas hob, dishwasher and fridge. There is a space for a freestanding appliance. The rear porch is currently used as a Utility room and gives access to the back garden. Completing the lower living is the lower Cloakroom with vanity sink and WC.

Heading upstairs is the upper hallway from where the upper living runs. The Principal bedroom is front facing with stunning views of the Ochil Hills. The combed ceiling and recessed window are lovely







## 33 DEWAR STREET

features creating depth and character. The ensuite shower room offers a walk in shower, vanity sink, heated towel rail, LED mirror and WC. Bedroom 2 is front facing with a Dorma style window, bedroom 3 is rear facing with access to eaves storage. Completing the upper level is the Family Bathroom with P shaped bath, over bath shower, pedestal sink, heated towel rail and WC.

Externally there is a private South Facing back garden bounded by a newly erected solid fence on one side and a picket style fence on the other. A raised patio presents the perfect outdoor entertaining space. The garden shed is included in the sale.

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.

Council Tax Band C  
EER Band D

Water: Mains  
Sewage: Mains  
Heating: Mains

Navigation///community.directors.oblige

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

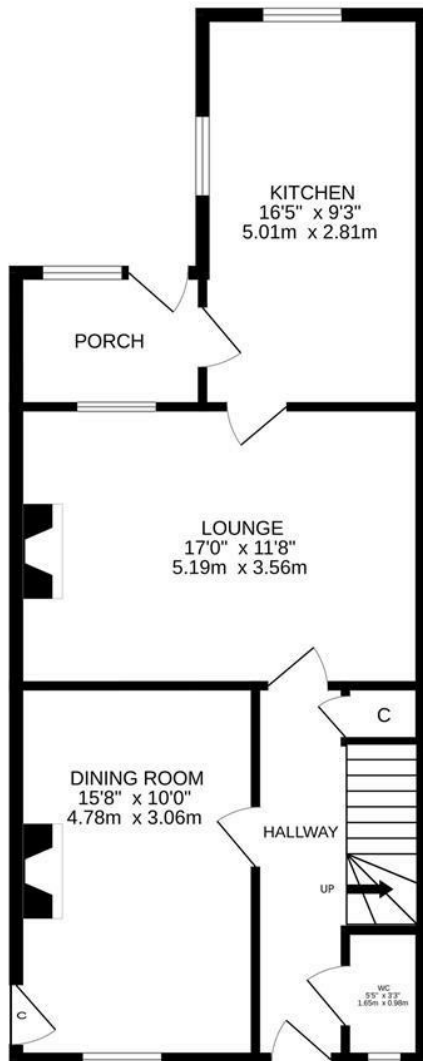
Edinburgh International Airport.

**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

