

12 DRUM COURT, DOLLAR FK14 7EQ

HARPER & STONE
ESTATE & LETTING AGENTS





12 DRUM COURT

DOLLAR, FK14 7EQ

PROPERTY FEATURES

- Charming 1st floor flat circa 2002
- Located in the popular town of Dollar
- Within walking distance to local amenities
- Lounge features balcony with beautiful views
- Dining kitchen
- 2 generous bedrooms
- Master bedroom with en-suite
- Private, landscaped garden
- Early viewing advised

Harper & Stone are delighted to bring to the market 12 Drum Court in the delightful town of Dollar. This immaculate first floor flat has its own private entrance and is in move-in condition.

Accessed at ground level into a small hallway with carpeted stairs to the first-floor landing. At the top of the stairs, the landing incorporates a glass cube wall allowing light from the lounge to flood through to the stairwell. All rooms are accessed via the inner hallway and are carpeted in the same neutral tone giving a lovely flow to the property. There is coving to finish all rooms with attractive ornate cornicing present in the lounge. There is ample storage throughout the apartment by way of fitted cupboards in the hallway and wardrobes in both bedrooms.

The lounge features a lovely balcony, perfect for enjoying your morning coffee or unwinding in the evening. The lounge itself is a generous size and faces the rear of the property with French doors to the balcony, allowing for maximum light to flood the room.

The kitchen, also overlooking the rear, is fully fitted and modern with gloss white base and wall units with a granite effect worktop. Integrated appliances include dishwasher, washer/drier, Fridge, freezer and a Neff double oven, grill and microwave. There is also a 5-ring burner gas hob with extractor hood above. The stainless steel 1 ½ bowl sink with mixer tap enjoys a view of the gardens.

The property includes two bathrooms, with the main bathroom featuring a luxurious jacuzzi bath, offering a perfect retreat after a long day. The en-suite bathroom features WC, sink with vanity and shower. The principal bedroom is a generous size with a large, fitted wardrobe with mirrored sliding doors spanning almost the whole width of the room. Bedroom 2 is a spacious room and features a built-in wardrobe which includes both clothes rail and shelving.



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Externally, number 12 includes a pretty, fenced and landscaped garden with patio area at the bottom to enjoy the peaceful surroundings. There are two sheds at the top of the garden, both providing lighting and power. A monthly factor fee of £60pcm ensures that the communal grounds and external of the buildings are well maintained. A communal bin store keeps the grounds looking tidy and there is an allocated parking space for each property as well as visitor parking.

The sale will include all fitted floor coverings, light fittings, window blinds & fittings (not curtains), 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 D
EER Band C
Water: Mains
Sewage: Mains
Heating: Gas Mains

Drum Court is part of a small, privately owned housing development built by Richmond Homes in 2002. It sits to the north east of the village of Dollar and is well placed for easy access to the village centre. 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.



