

3 HIGH STREET, DOLLAR FK14 7AY

HARPER & STONE
ESTATE & LETTING AGENTS





3 HIGH STREET

DOLLAR, CLACKMANNANSHIRE FK14 7AY

PROPERTY FEATURES

- Beautifully presented ground floor apartment Circa 1909
- Flexible living over approximately 100 square meters
- Central location in the picturesque town of Dollar
- Retaining period features throughout
- Modern kitchen/dining room
- Principal bedroom with en-suite shower room
- Easy walking distance to all amenities and schooling
- Stunning views of Castle Campbell and countryside beyond
- Ideal first-time buyer or Airbnb opportunity
- Early viewing a must

Introducing a truly charming and characterful 2-bedroom ground floor apartment, situated within the popular town of Dollar at the foot of the Ochil Hills. Harper & Stone are delighted to present to the market this exquisite residence which exudes a timeless appeal and offers a unique blend of classic elegance and distinctive personality. Close to Dollar Academy and Strathdevon Primary school Number 3 is ideally situated for local schooling.

The Accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hallway, Kitchen/Dining Room, Formal Lounge, Principal Bedroom with Ensuite Shower Room, Second Bedroom and a Family Bathroom.

Storm doors open to the Entrance Vestibule which in turn open to the Main Hallway from where the accommodation flows. Take a moment to turn and acknowledge the beautiful stained glass transom window above the door. On the left is the Lounge, an inviting space with dual aspect windows allowing the natural light to flood in. The focal point is the modern gas fire set within a traditional sculpted surround offering a warm and homely atmosphere during the winter months. To the rear of the apartment is the modern Kitchen and Dining area. The kitchen hosts a fine selection of wall and base units in a grey pallor with complementary worksurfaces. Integrated appliances include a gas hob, electric oven and dishwasher, along with space for a free-standing appliance (currently housing a fridge). The Dining area comfortably fits a table and chairs for 4 – 6 diners along with space for relaxed seating. Remarkable views of historic Castle Campbell are breath taking from the ceiling height picture window. An added bonus is a Utility Cupboard tucked away in the corner, ideal for keeping further free-standing appliances such as a washing machine and tumble drier.

Returning to the hallway 2 steps lead to the Principal Bedroom at the back of the property. A generous double room with an ensuite shower room offering walk in shower, vanity sink and WC. Bedroom 2 is another good sized double room with a front facing aspect. Completing the accommodation is the luxurious Family Bathroom, with







3 HIGH STREET

deep set bath, walk in shower, vanity sink with storage drawers, heated towel rail and WC. This serene oasis makes it the perfect place to relax and unwind after your working day.

Externally there is an area of garden ground to the rear of the property which belongs to the apartment along with a communal drying area. The grounds are bounded by stone walls with the grounds also incorporating retaining walls. Through the gates at the bottom of the garden, you'll find a safe pathway that allows children to easily access Mil Green, ensuring a secure place for them to play and explore! The pièce de résistance must be the impressive decking, the true centerpiece of the property. It is an ideal spot for relaxing and observing Mother Nature at her utmost best, sit and watch the breathtaking sunrises and sunsets. The magnificent view of historic Castle Campbell is mind blowing, especially when it is lit up at night. As you head down from the decking, you'll pass through lovely garden space and hear the soothing sounds of the burn at the bottom, creating a peaceful retreat.

To précis 3 High Street is a true and rare find offering a tranquil haven within the heart of the town of Dollar. This property has been successfully operating as an Airbnb for over a decade, yielding excellent returns. It is a superb second home option for families living further afield with offspring

enrolled at The Academy providing a perfect Friday night stay for early morning Saturday activities. It will also appeal to first time buyers, professionals and downsizers alike. If you're looking for a serene and charming place to live or invest, this is it. So schedule a viewing today to see this incredible home for yourself!

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.

Navigation: [///treatment.goodbye.presides](http://treatment.goodbye.presides)
Council Tax Band D
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, 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.





