

FLAT 2 1 MUCKHART ROAD, DOLLAR FK14 7AE

HARPER & STONE
ESTATE & LETTING AGENTS





FLAT 2 1 MUCKHART ROAD

DOLLAR, FK14 7AE

PROPERTY FEATURES

- Beautifully refurbished impressive ground floor apartment benefitting from period features
- Central location in the picturesque village of Dollar
- Principal bedroom with en-suite shower room
- Bedroom two with flexible dressing/study area and direct access to outdoor space
- Drawing room with dual south facing windows
- Stylish Symphony newly fitted kitchen full of detail and character
- Bathroom fully fitted with Porcelanosa wall tiles, a bespoke sanctuary
- Cloakroom
- Ample private parking
- Situated in C-listed building

Harper & Stone are delighted to present to the open market Flat 2, 1 Muckhart Road, set within 'Playfair House' a charming C-listed building nestled at the foot of the Ochil hills within the affluent village of Dollar. The beautiful surrounding countryside can be explored right from your doorstep and all local amenities are only a short walk away. This stunning 2-bedroom, ground floor flat has been beautifully refurbished and is in turnkey condition. The property is south facing with main door access within a tranquil, leafy development situated on a prominent corner location. The flat boasts many features, of particular note are the three-metre-high ceilings, period features and sash and case shuttered windows.

Entry to the property in the East wing of the building is through a secure door entry system into a spacious, welcoming communal vestibule. The front door of the property opens to a bright hallway from where the rest of the accommodation flows. The hall features a useful deep storage cupboard, perfect for coats, shoes etc.

On the left of the hall to the front of the property is the impressive Symphony Chalk White Princeton kitchen featuring bespoke cabinetry and stunning herringbone Tarkett LVT flooring. Integrated appliances include fridge-freezer, dishwasher, induction hob and AEG oven. A quirky glazed drinks cabinet allows additional storage space and there is room for a breakfasting table in this south facing kitchen.

The formal drawing room features two large south facing windows, flooding the space with natural light, while the original features such as sash and case windows, detailed cornicing, high ceilings and original skirting boards complement the unique centre piece lighting bringing together an elegance to the main living space.

The property benefits from a cloakroom and a bathroom. The bespoke bathroom features a tranquil area to relax and unwind, concealed behind shuttered doors. The bathroom provides more useful storage and includes a heated towel rail. The generous cloakroom features a tiled floor, sink with vanity and heated towel rail. The window also has built in operational shutters.

The large principal bedroom is generously proportioned with space for a super king-sized bed for luxurious sleeping space. The principal bedroom also features built in shutters on the windows, fitted wardrobes and a dedicated seating area. The stylish ensuite bathroom includes a tiled floor, WC, walk in shower with waterfall shower head, sink with vanity, mirrored cabinet and heated towel rail.

Completing the accommodation is the second bedroom which is also a good size with capacity for a super king-sized bed and includes a walk-in storage room and a door with access to the outdoor space.



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Externally, there is a small patio area for use with the property and an attractive communal grass area which boasts a peaceful outlook towards the Ochil Hills. There is a private car park to the rear of the building with ample spaces for all residents.

This property is immaculately presented throughout and will no doubt be in high demand, therefore early viewing is recommended.

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 D
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas

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Dollar is a popular, picturesque village centrally located along the Ochil Hills. An ideal location for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling all easily accessible from Dollar.

Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village prides itself on its host of amenities including a general store, post office, independent book shop, premium laundry services, delicatessen, beauty salon and hairdressers, interior design studio, cafes, opticians, restaurants and a local pub. There is also a dental practice, doctor's surgery and pharmacy all within walking distance from Playfair House.

In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after community within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth. The village is also only 20 minutes' drive from Gleneagles Hotel in Auchterarder and 30 minutes' drive from Edinburgh International Airport.



