

19 STATION ROAD, DOLLAR FK14 7EL

HARPER & STONE
ESTATE & LETTING AGENTS





19 STATION ROAD

DOLLAR, FK14 7EL

PROPERTY FEATURES

- Beautiful newly converted 2 bedroom ground floor apartment
- Formerly Devlin Family Butchers, a much loved cornerstone of the Dollar community
- Contemporary finish throughout to an exceptional standard
- Open plan kitchen, dining and living area filled with natural light
- Principal bedroom with stylish ensuite shower room and walk in wardrobe
- Underfloor heating throughout
- Private outdoor space ideal for relaxing and entertaining
- Off road parking for added convenience
- Early viewing essential

It is with both pride and warmth that Harper & Stone present 19 Station Road to the open market, a truly special home that carries with it a deep connection to the heart of the Dollar community. Formerly home to Devlin Family Butchers, this much loved local institution served the town for many years and remains fondly remembered by many.

Lovingly transformed into a beautifully appointed two bedroom ground floor apartment, the property has been thoughtfully reimagined to offer stylish, modern living while honouring its rich heritage. The warmth, care and generosity of spirit shown by the former owner continues to live on within these walls, creating a home that is not only elegant and contemporary, but also filled with character and soul.

The Accommodation is presented as follows:

Entrance Hallway, Open Plan Kitchen Dining Living Room, Two Double Bedrooms one with Ensuite Shower Room and a Family Bathroom.

Upon entering the property from Dewar Street, the welcoming hallway sets the tone for the home, with a Velux style window allowing daylight to pour in. A bespoke floor to ceiling built in cupboard provides generous storage for coats, shoes and everyday items, cleverly designed to keep the space feeling open and clutter free.

To the right lies the open plan kitchen/living space, the true heart of the home. The kitchen has been carefully planned to offer both practicality and style, with an excellent range of contemporary wall and base units and a breakfast bar for informal dining. Integrated Bosch appliances include an induction hob, oven, dishwasher and fridge freezer, all seamlessly incorporated into the clean, modern design. The sitting area is wonderfully light and inviting, with floor to ceiling windows flooding the room with natural light and creating a calm, relaxing atmosphere.

Returning to the hallway, the family bathroom is presented in a neutral and soothing palette and includes a bath with over bath shower, vanity sink, WC and a useful built-in cupboard for towels and toiletries. Beside the bathroom is an impressively large utility cupboard, home to the air source heating system and offering plumbing and space for a washing machine and tumble dryer, as well as further storage solutions.

Towards the rear of the home are the two double bedrooms. Bedroom 2 is set to the side of the property and enjoys a peaceful aspect, while the Principal bedroom is a beautifully considered space with a sleek ensuite shower room and a walk-in wardrobe/dressing area that adds a touch of luxury.

Externally, the property benefits from a lovely private sitting area, enclosed for privacy and perfect for enjoying sunny days or a quiet moment with a book. There is off road parking for one to two vehicles, plus an electric charging point. A large outhouse/storeroom which could be tailored to suit individual needs, whether as a home office, creative studio, or practical storage for bikes and outdoor equipment.

19 Station Road presents a truly special opportunity to own a home that is not only unique in character, but also rich in warmth and soul. Beautifully finished and thoughtfully designed, it offers the perfect blend of heritage and modern comfort. Whether you are a professional couple, a downsizer



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seeking simplicity without compromise, or someone in search of a peaceful and energy efficient retreat, this home will meet your needs with grace and ease. Ideally suited as a full time residence or a secure lock up and leave, 19 Station Road promises not just a place to live, but a place to belong, right in the heart of one of Scotland's most cherished villages.

The sale will include all fitted floor coverings (there is fixed flooring in the bathrooms only) light fittings and integrated appliances where applicable.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band TBC – upon completion
EER Band C

Water: Mains
Sewage: Mains
Heating: Underfloor Heat Source

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.



