

5A BRIDGE STREET, DOLLAR FK14 7DF

HARPER & STONE
ESTATE & LETTING AGENTS





5A BRIDGE STREET

DOLLAR, CLACKMANNANSHIRE FK14 7DF

PROPERTY FEATURES

- Attractive 2 bedroom lower ground floor Circa 1900
- Central location within the heart of the town of Dollar
- Approximately 82 meters of flexible living space
- Bright open plan living with bi-fold doors to the garden
- Contemporary shower room with walk-in drench shower
- South facing private garden with lawn and patio
- Allocated parking space to the rear of the property
- Ideal for first-time buyers or downsizers alike
- Chain free for a straightforward purchase
- Early viewing is strongly encouraged

Harper & Stone are delighted to bring to market 5A Bridge Street, a beautifully presented two-bedroom lower ground floor flat nestled in the heart of Dollar. This charming property combines period character with contemporary style, offering generous living space and a private south facing garden, a true hidden gem.

The accommodation is presented as below:

Basement Floor: Open Plan Lounge and Kitchen, Two Bedrooms and a Shower Room.

The open plan lounge, kitchen and dining area creates a welcoming hub of the home, with bi-fold doors drawing natural light through the space and opening directly to the garden, perfect for entertaining or relaxing. The kitchen is fitted with timeless shaker-style cabinetry, wood-effect worktops and integrated appliances, complemented by stylish tiled finishes.

Both bedrooms are thoughtfully designed, each benefitting from fitted wardrobes, while the shower room is finished to a high modern standard with walk-in drench shower and sleek vanity storage. A large walk-in cupboard provides excellent additional storage.

Externally, the south facing garden offers a private retreat, complete with patio and lawn, and a garden shed included in the sale. The property also enjoys the convenience of an allocated parking space to the rear. Perfectly positioned for Dollar's wide range of local amenities and excellent schooling, this property offers an outstanding opportunity, ideal for first-time buyers or those looking to downsize without compromise.

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.

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5A BRIDGE STREET

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, 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.



