

51 BRIDGE STREET, DOLLAR FK14 7DG

HARPER & STONE
ESTATE & LETTING AGENTS





51 BRIDGE STREET

DOLLAR, FK14 7DG

PROPERTY FEATURES

- Delightful 4 bedroom Victorian home Circa 1900
- Centrally located in the popular town of Dollar
- Within walking distance of the town centre, Dollar Academy, and Strathdevon Primary School
- Flexible living over approximately 149 square meters
- Retaining many original features including ceiling roses, cornicing and decorative fireplaces
- Principal bedroom with ensuite shower room
- Private garden grounds to the rear of the property
- Off street parking
- Prompt viewing strongly advised

Nestled within the heart of the picturesque town of Dollar, 51 Bridge Street is a beautifully presented four bedroom Victorian home, exuding timeless charm and elegance. Thoughtfully modernised while preserving its original character, this property seamlessly blends period detailing with contemporary living, creating a warm and inviting family home.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Family Room, Kitchen and Shower Room.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room and Walk-in Closet, 3 further Bedrooms and a Bathroom.

Upon entering, a welcoming hallway introduces the home's classic appeal, enhanced by the engineered oak flooring that flows throughout the ground floor. To the left, the formal lounge is an elegant space featuring a charming window seat, ornate ceiling rose, decorative cornicing, and an open fireplace with a cast iron insert framed by a traditional wooden surround and tiled hearth. Continuing along the hall, the family room offers a relaxed setting centred around a log-burning stove, ideal for cosy evenings.

The impressive breakfasting kitchen lies to the rear of the home, showcasing a wonderful selection of pale grey wall and base units complemented by solid wood worksurfaces. A Belina range cooker, Belfast sink, and space for two freestanding appliances ensure functionality meets style, while three Velux windows flood the space with natural light. Triple bi-fold doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. A modern three piece shower room completes the ground floor accommodation.

Upstairs, the principal bedroom is a stunning front-facing retreat, featuring a period fireplace with an impressive







51 BRIDGE STREET

double height mantelpiece and an exposed stone feature wall. The ensuite shower room includes a walk-in corner shower, vanity unit with storage, and WC. There are three further spacious double bedrooms, each with their own character and charm. The family bathroom presents a four piece suite, including a bath, corner shower, vanity sink with storage, and WC.

Externally, the private rear garden is enclosed by mature hedging and fencing, providing a peaceful outdoor sanctuary. A large patio offers the perfect setting for al fresco dining and entertaining, while a gate at the end of the garden opens to the off-street parking area.

This exceptional home offers a rare blend of Victorian grandeur and contemporary comfort, perfectly suited for modern family living. Every space has been thoughtfully designed to balance period elegance with functionality, from the rich architectural detailing to the inviting flow between rooms. Set within the heart of Dollar, just a short stroll from local amenities, schools, and scenic walks, 51 Bridge Street provides a wonderful opportunity to enjoy village life at its finest. With its timeless character, stylish interiors, and private outdoor space, this is a home that truly embodies the charm and quality synonymous with Harper & Stone properties.

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.

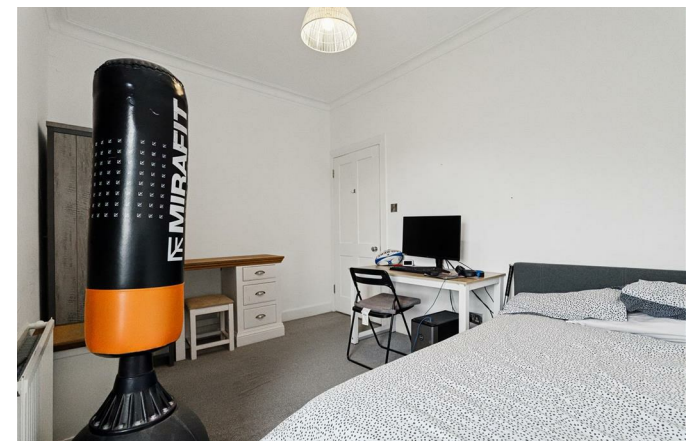
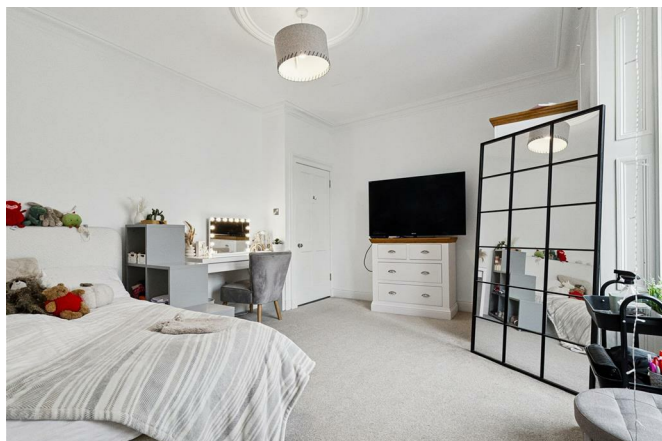
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Council Tax Band E
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas

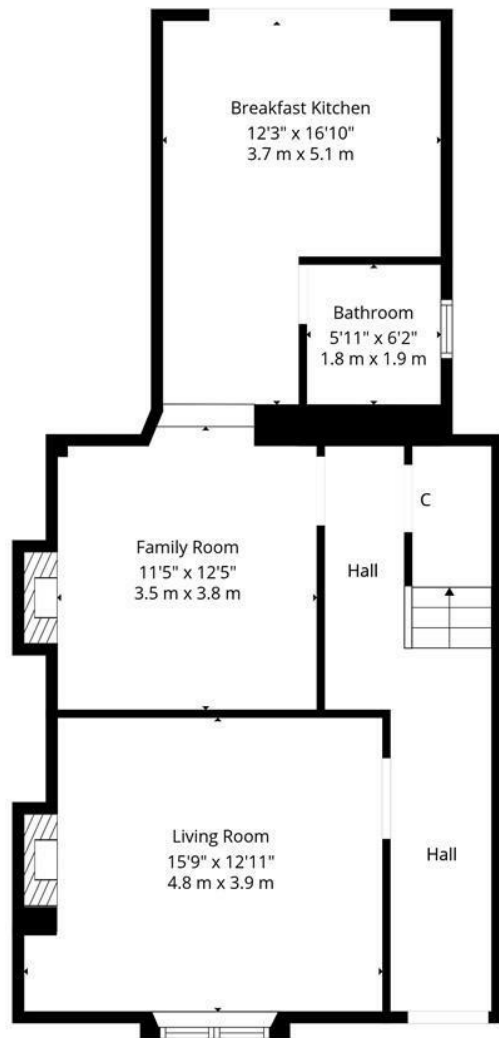
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar 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.

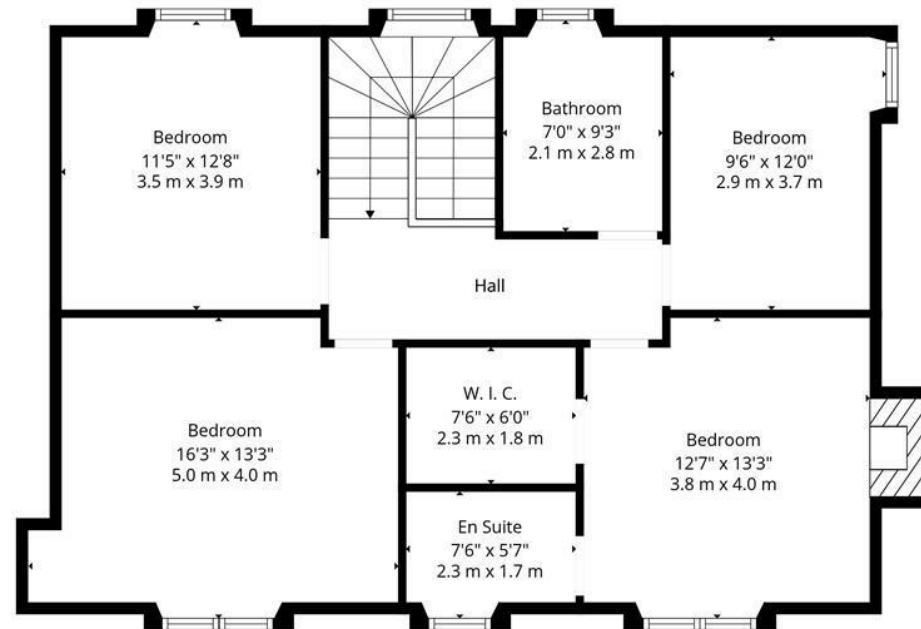
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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.







Floor 1



Floor 2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>