

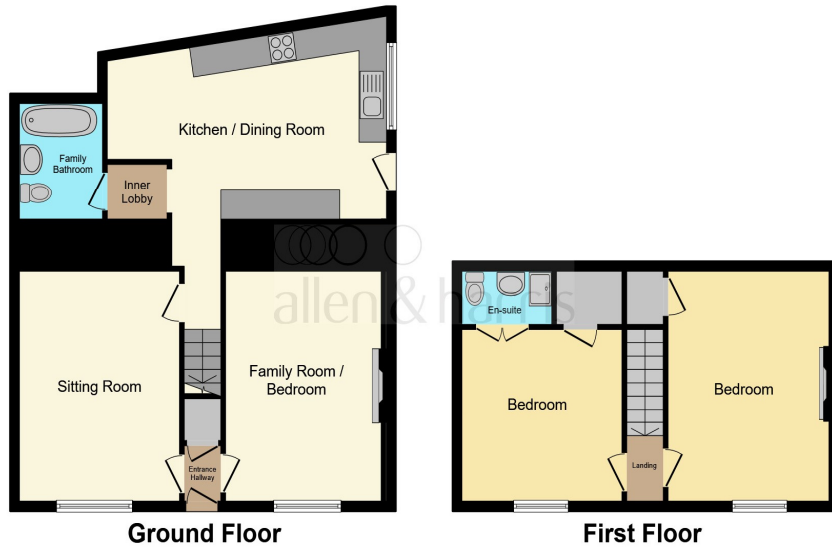


High Street, Dollar, FK14 7AZ

welcome to

High Street, Dollar

Introducing this impressive home which offers a wonderful, subtle blend of fine traditional features & modern sophisticated living. The property also allows for an expansive & comfortable living space for families seeking a high-quality home & viewing is certainly recommended to fully appreciate all that this delightful property has to offer.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This beautiful home, which dates back circa 1805, is a beautiful example of Grade 'C' Listed workmanship, nestled within a notably envious position in the ever-popular village of Dollar. The property tastefully combines original character features with modern touches, to create an exquisite family home which offers flexible accommodation & is certainly more in keeping with today's lifestyle requirements.

Not only would the next prospective owner be purchasing a home of noteworthy distinction, but they would also be acquiring a significant & charming property set within the village. Internally the property boasts accommodation which is set over 2 levels & initially consists of an entrance hallway, with access leading to the Family Room, with feature exposed stone wall & wood burning stove; this room could also be adapted to alternative usage(such as a ground floor bedroom) depending on your lifestyle needs, due to the living accommodation on offer throughout the home. Retracing our steps back to the entrance hallway, we then move into the well-proportioned Sitting Room which provides the perfect space in which to relax & unwind; with a window to the front aspect allowing a wealth of natural light to flourish into the room. We then gravitate to the rear of the property & immediately drawing you in, is eye-catching Kitchen / Dining Room; this is the sociable hub of the home & this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. The Kitchen one to enjoy; tastefully tailored with an array of wall & base units, fitted worktops & provides space, convenience & storage in abundance – there is also convenient door access out to the rear garden. Completing the accommodation on this level is a stylish, downstairs Family Bathroom which comprises of a roll top bath, WC & wash hand basin.

Ascend the staircase to the first-floor landing to gain access to the upper floor living accommodation. There are 2 Bedrooms which are both doubles in size & the Principal Bedroom benefiting from an En Suite Shower Room.

The home is presented to an excellent standard throughout, with bright fresh décor & the property skilfully encapsulates the charm of a traditional property, with a modern twist & versatility which current lifestyles desire. There is a good range of in-built storage space to be found throughout the home.

The rear garden is designed & fashioned for ease of maintenance, with a large patio seating area, which is ideal for alfresco dining, as well as providing delightful additional place in which to relax & unwind.

Dollar is one of the most popular Hillfoots Villages, situated between the Ochil Hills range to the north & the River Devon to the south. Dollar is sits on the A91 road, which runs from Stirling to St Andrews. A major attraction in Dollar is the five hundred year-old Castle Campbell, lowland seat of the Duke of Argyll, where Mary, Queen of Scots, once lived in the 16th century. Amenities in Dollar include charming day to day shops, restaurants & schooling, including the well regarded Strathdevon Primary & Dollar Academy. Access to railway networks can be found in Alloa and Stirling.

Agents note : As per the Home Report, the property is Semi-detached(linked to the rear)

Ground Floor

Entrance Hallway

Family Room / Bedroom

15' 6" x 11' 8" (4.72m x 3.56m)

Sitting Room

15' 5" x 11' 2" (4.70m x 3.40m)

Kitchen / Dining Room

20' 6" max x 15' max (6.25m max x 4.57m max)

Family Bathroom

Upper Floor

Bedroom

15' 8" x 11' 10" (4.78m x 3.61m)

Bedroom

11' 6" x 10' 9" (3.51m x 3.28m)

En Suite Shower Room



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welcome to

High Street, Dollar

- Impressive grade 'C' listed, family home
- Flexible & versatile living accommodation
- 2 Bedrooms, Sitting Room & Family Room/Bedroom
- Stylish Kitchen/Dining Room
- Family Bathroom & En-Suite Shower Room

Tenure: Freehold EPC Rating: D

offers over

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
STI110316 - 0002

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