

29 DEWAR STREET, DOLLAR FK14 7ES

HARPER & STONE
ESTATE & LETTING AGENTS





29 DEWAR STREET

DOLLAR, FK14 7ES

PROPERTY FEATURES

- 3 Bedroom end of terrace cottage Circa 1900
- 108 Square meters of flexible living space
- Open plan kitchen/dining area
- Large principal bedroom
- Family bathroom and separate Cloakroom
- Fully enclosed private garden
- Views of the Ochil Hills
- Central location and within walking distance of all amenities
- Early viewing advised

Harper and Stone are delighted to bring to the market 29 Dewar Street, a charming end terrace home perfectly positioned in the heart of Dollar. This property boasts traditional period features, views of the Ochil Hills and offers approximately 108 square metres of flexible living space.

Accommodation Presents as Follows:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner, Rear Porch and a Cloakroom.

First Floor: Hall, Principal Bedroom, Bedrooms 2 and 3 and a Family Bathroom.

Entering the property, you are welcomed into a bright and inviting hallway, complete with access to the upper floor and a useful under stair storage cupboard. To the right, a cloakroom provides a corner sink and WC. To the left the light filled lounge enjoys views towards the Ochil Hills and includes a storage cupboard, perfect for keeping the space tidy.

The open plan kitchen and dining area is the true heart of the home, ideal for modern family living. The stylish blue cabinets offer ample storage, while the generous dining area is suitable for a dining table and chairs. The large picture window looks across the private garden. From here, you step into a quaint rear porch, which is an adaptable space for a boot room, reading nook, or compact home office, opening directly to the garden.

The principal bedroom is notably spacious and bright, enjoying peaceful views over the garden and up toward the Ochil Hills. Bedroom 2 also overlooks the garden, while Bedroom 3 is ideal as a single bedroom, with views up to the local countryside. A generous linen cupboard completes the first floor layout. Completing the upper living is a well-proportioned family bathroom which features a bath, pedestal sink and WC. The large window allows natural light to flood the room.

Externally, the fully enclosed private garden offers a peaceful retreat with access available from the side of the property. The space features a sizeable lawn and multiple paved seating areas, perfect for relaxing and entertaining.



29 DEWAR STREET

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: C
EER Band D

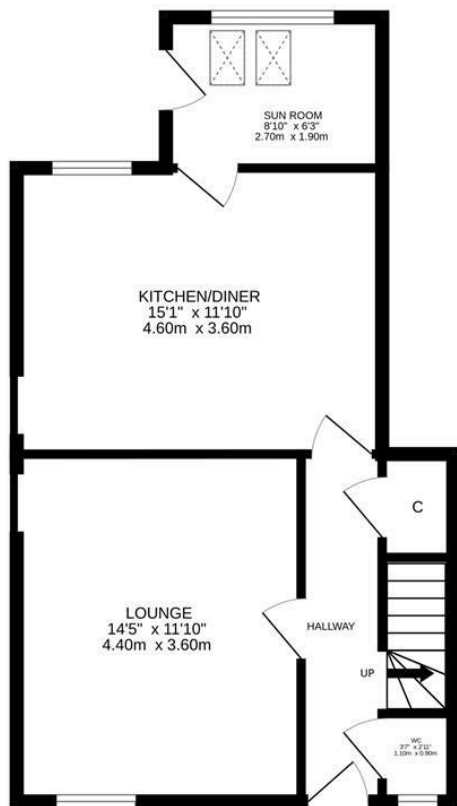
Water: Mains
Sewage: Mains
Heating: Gas

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.

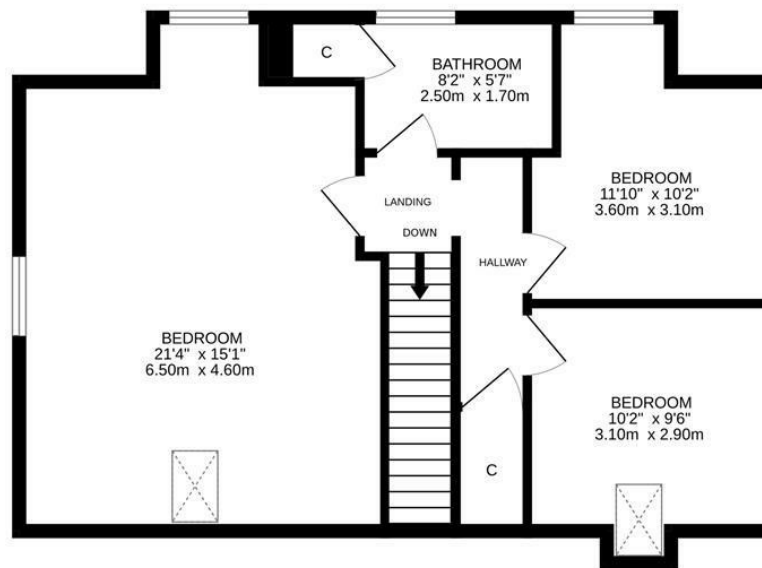
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification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



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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