



18 Murray Place, Dollar FK14 7HP

18 Murray Place offers exciting potential to transform this three-bedroom home into a welcoming family home. Occupying a desirable corner plot in the sought-after village of Dollar, its position enjoys beautiful hill views and practical outdoor facilities.

The Living Spaces

The home opens into a welcoming ground-floor layout designed for comfortable family living. The heart of the home is a warm and cosy lounge anchored by a classic gas fire, serving as the perfect centrepiece for relaxing evenings. Adjacent to the lounge, the practical kitchen comes equipped with a four-burner gas hob, oven, an integrated dishwasher, and clever under-stair storage space to keep cooking and prep areas tidy and organised. A useful utility room sits just beyond the kitchen, providing an ideal boot-room transition between the interior and the garden.

The Upper Level & Bedrooms

Upstairs, the home offers three well-proportioned bedrooms alongside a modern family bathroom. The master bedroom is a spacious primary room offering a nook for dedicated wardrobe space, while the second bedroom features convenient access to a fully floored loft for substantial extra storage. The third bedroom provides a peaceful retreat framing lovely views of the surrounding hills. Serving the bedrooms is a well-appointed family bathroom featuring a bath with an overhead shower, a vanity unit with an integrated sink and a heated towel rail. Beneath the landing window is a cosy nook which could be utilised as a work-from-home area or reading nook. Completing the upper floor is an essential linen cupboard.

The Grounds & Modern Upgrades

Positioned on a generous corner plot, the property benefits from extra outdoor space and the added convenience of a private garage. Modern eco-conscious living is seamlessly catered for thanks to a top-of-the-range Zappi 6G electric vehicle charger and a central heating boiler installed in 2022, offering both sustainability and peace of mind for years to come.

PLEASE NOTE: Virtual Staging using CGI has been used on one or more photos in this listing.

Included in the sale are the following items: all fitted floor coverings, light fittings, window coverings, EV Charger, and integrated appliances. Any other items should be negotiated separately.



Council Tax Band: B
Energy Efficiency Rating: D
Water: Mains
Sewage: Mains
Heating: Gas

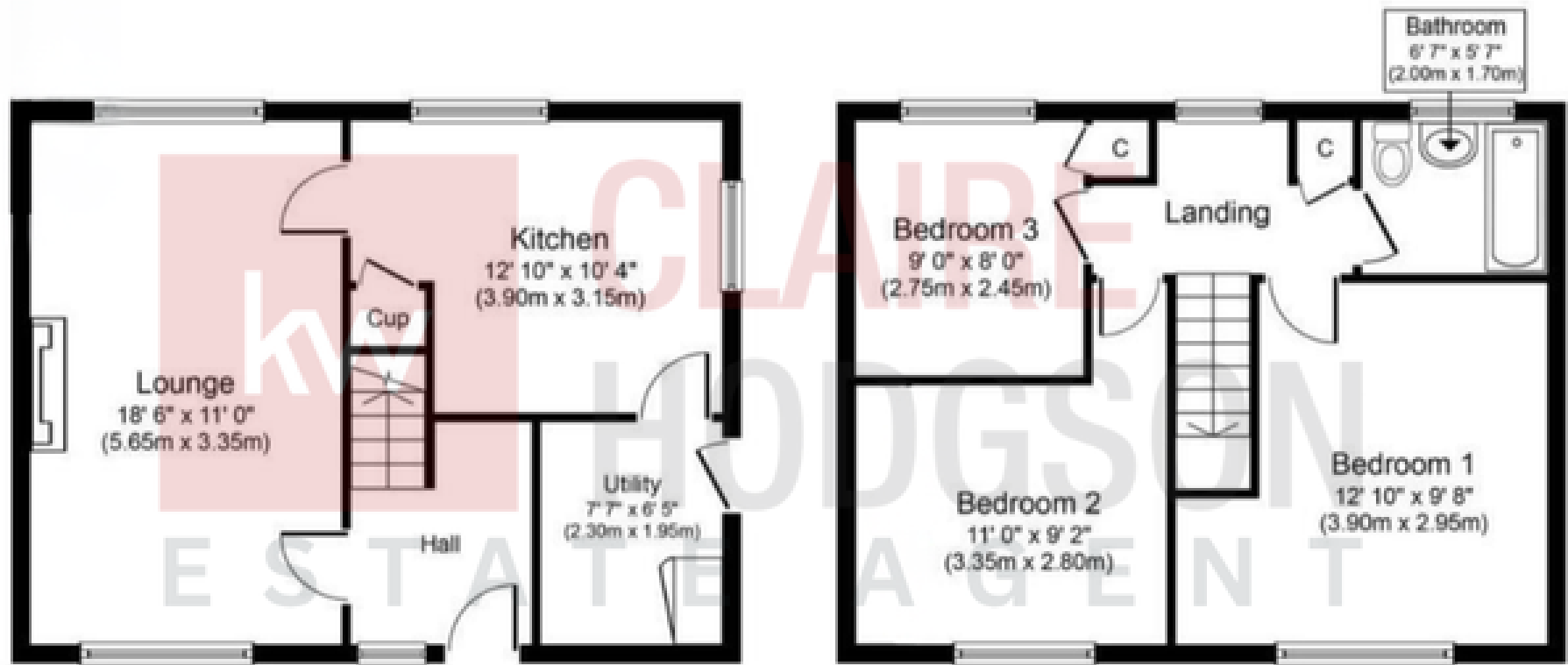
Nestled amidst the picturesque Ochil Hills, Dollar is a vibrant village that offers the perfect blend of rural charm and modern convenience. Its central location makes it an ideal base for commuters, with excellent transport links to major cities such as Glasgow, Edinburgh, Perth, Dunfermline, and Stirling, all easily accessible. Families will appreciate the quality of education available within walking distance. Strathdevon Primary School and the prestigious Dollar Academy provide excellent schooling options, ensuring that children receive a top-notch education right in the heart of the village. Dollar boasts a variety of local amenities that cater to everyday needs and enhance the community experience. Residents can enjoy the convenience of a Coop, post office, delicatessen, a cafe, restaurants, pub, bookshop and laundrette. For those looking to pamper themselves, there are beauty salons and hairdressers, as well as an interior design studio for home enthusiasts. Healthcare is also well catered for, with a dental practice, doctor's surgery, and pharmacy all located within the village, ensuring that residents have easy access to essential services. Explore the scenic nature walks through Dollar Glen or take a stroll along Castle Road, which leads to the historic Castle Campbell. These beautiful landscapes provide the perfect backdrop for leisurely walks, family outings, or simply enjoying the tranquility of the Scottish countryside. As a sought-after commuter town, Dollar is perfectly positioned for those who work in Edinburgh, Glasgow, Stirling, and Perth. With just a 20-minute drive to Gleneagles and 30 minutes to Edinburgh International Airport, residents can enjoy the best of both worlds—peaceful village life and easy access to urban amenities.







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. Fixtures and fittings other than those mentioned are to be agreed with the seller.



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