

2 GRAHAM PLACE, DOLLAR FK14 7HZ

HARPER & STONE
ESTATE & LETTING AGENTS





2 GRAHAM PLACE

DOLLAR, FK14 7HZ

PROPERTY FEATURES

- 1 bedroom semi detached bungalow circa 1975 set within the desirable town of Dollar
- Approximately 49 square meters of living space
- Well proportioned lounge featuring an electric fire
- Well equipped Kitchen with access to garden
- King sized bedroom with ample fitted storage
- Bathroom with easy access walk-in shower
- Low maintenance front and back gardens
- Driveway with ample parking for two vehicles
- No onward chain
- Early viewing highly advised

Harper & Stone are delighted to present 2 Graham Place to the market, a charming one bedroom semi detached bungalow situated in the highly sought after town of Dollar. Ideally positioned close to a range of local amenities, this lovely home offers comfortable single level living and would be perfect for those looking to downsize.

The Accommodation is Presented as Below:

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

Upon entering the property, you are welcomed by a spacious hallway from which the accommodation seamlessly flows. Two generous storage cupboards provide excellent practical space for household items, with one also housing the boiler.

The light and airy front facing lounge offers ample space for a range of furnishings, with feature spotlights enhancing the bright and welcoming ambience, while an attractive electric fireplace creates a warm and cosy focal point. A door leads into the kitchen, a well proportioned space that offers excellent potential for modernisation. Well equipped, it features a comprehensive range of wall and base cabinets, providing ample storage and workspace. The freestanding cooker, fridge freezer and washing machine are available to be included within the sale, if desired. The kitchen enjoys a pleasant outlook over the rear garden, with convenient access making it easy to enjoy the outdoor space.

The generously proportioned bedroom offers ample space for a king size bed and accompanying bedside tables, creating a comfortable and relaxing retreat. The room further benefits from generous built in wardrobes, providing excellent storage while maximising the available floor space.

Completing the accommodation is the bathroom, finished to a modern standard and designed with accessibility in mind. The suite comprises a walk in shower, wash basin with built in storage and WC, offering both practicality and comfort. Contemporary fittings and a clean, neutral décor create a fresh and inviting space.

Externally, the property benefits from low maintenance gardens to the front, side and rear, providing plenty of space to relax, entertain, or enjoy the outdoors. Predominantly laid with slabs and gravel, the gardens are easy to maintain while still offering flexibility to create additional seating areas, introduce colourful planting, or even grow your own fruit, vegetables and herbs.

The property further benefits from a private driveway providing off street parking for up to two vehicles.



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Combining comfortable accommodation, practical outdoor space, and a desirable village location, 2 Graham Place presents a wonderful opportunity to acquire a delightful home in one of Dollar's most sought after communities.

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.

What3Words Navigation: [///warp.regularly.lime](https://warp.regularly.lime)

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

Dollar is a highly regarded and picturesque village situated at the foot of the Ochil Hills, offering an ideal balance of rural charm and excellent connectivity. Well positioned for commuters, the village provides convenient access to major centres including Edinburgh, Glasgow, Stirling, Perth and Dunfermline, making it an attractive location for those travelling across central Scotland. The village benefits from well regarded schooling within walking distance, including Strathdevon Primary School and the highly esteemed Dollar Academy. Dollar offers a comprehensive range of local amenities, including a general store, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a dental practice, doctor's surgery and pharmacy all located within the village. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including the beautiful Dollar Glen and the pathway from Castle Road leading to the historic Castle Campbell. Further enhancing its appeal, Dollar lies within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, is approximately 20 minutes by car from Gleneagles, and around 30 minutes 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.



