

25 HIGH STREET, DOLLAR FK14 7AZ

HARPER & STONE
ESTATE & LETTING AGENTS





25 HIGH STREET

DOLLAR, FK14 7AZ

PROPERTY FEATURES

- Charming Grade C listed family home Circa 1805
- Radiating character, the property extends to approximately 112 square metres
- Highly desirable residential location in a quiet sought after part of the town of Dollar
- Retaining numerous original features
- Superbly maintained and utterly appealing
- Stylish Kitchen/Dining Room
- Family Bathroom and an ensuite shower room
- Close proximity to Dollar Academy and Strathdevon Primary School
- Private rear garden with large patio
- Chain Free

Harper & Stone are delighted to present to the open market 25 High Street, nestled in the charming village of Dollar, this delightful semi detached house offers a unique blend of historical character and modern comfort. With a generous living space of approximately 112 square meters, this property is perfect for families or those seeking a peaceful retreat. The house boasts one inviting reception room, ideal for entertaining guests or enjoying quiet evenings with family. There are three well proportioned bedrooms, one of which is conveniently located on the ground floor, offering flexibility for use as an additional reception room if desired. Constructed in 1805, this property carries the charm of a pre-1900 build, featuring period details that add to its appeal. The location on High Street places you within easy reach of local amenities, making daily life both convenient and enjoyable.

The Accommodation is Presented as Below:

Ground Floor - Ground Floor: Entrance Vestibule, Lounge, Family Room/third Bedroom, Kitchen and a Bathroom.

First Floor – Bedroom 1 with Ensuite Shower Room and a Second Bedroom.

Entry to the property through the solid wooden door leads to the entrance hallway from where the lounge and second reception/bedroom are accessed. To the left is the Lounge, a lovely light bright space with picture window allowing a wealth of natural light to flood into the room. To the right is the family room/bedroom, a charming room with a log burning stove set within the rustic exposed stone wall.

At the end of the hallway sits the hub of this delightful home, the kitchen/dining room. There is an excellent selection of Shaker style wall and base units in a muted sage tone with wooden complementing work tops. There is a 5 ring gas hob above the Range style electric oven, free standing appliances include an under counter freezer, dishwasher, washing machine and fridge freezer. completing the lower living is the Family Bathroom, with free standing roll top bath with handheld shower, pedestal sink and a WC. The tasteful décor includes half tongue and groove panelling in a fresh navy hue and complementary Carnanton wallpaper in a pretty floral design.

Heading upstairs is the upper landing offering access to two good sized front facing double rooms both featuring practical built in storage. Bedroom 1 benefits from an ensuite shower room which has been recently upgraded by the sellers.

Externally there is a private garden to the rear benefitting from the sun all day long and boasts spectacular views of Castle Campbell. Designed to be low maintenance, there is a large patio area ideal for outdoor entertaining or just to sit and relax. A gate at the back opens to a pathway which does give vehicle access to allow off loading or dropping off. g is to the front of the property on the roadside.



25 HIGH STREET

The current owners have recently undertaken woodworm treatment throughout the property, and full guarantees will be provided for the buyer's peace of mind. The property has also benefited from new carpets and redecoration, creating a fresh and welcoming home that is ready to welcome new owners.

Whether you are looking to settle down in a picturesque village or seeking a property with historical significance, this home offers a wonderful opportunity to embrace a lifestyle of comfort and charm. Early viewing is highly advised to appreciate all this enchanting home has to offer.

The sale will include all fitted floor coverings and 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.

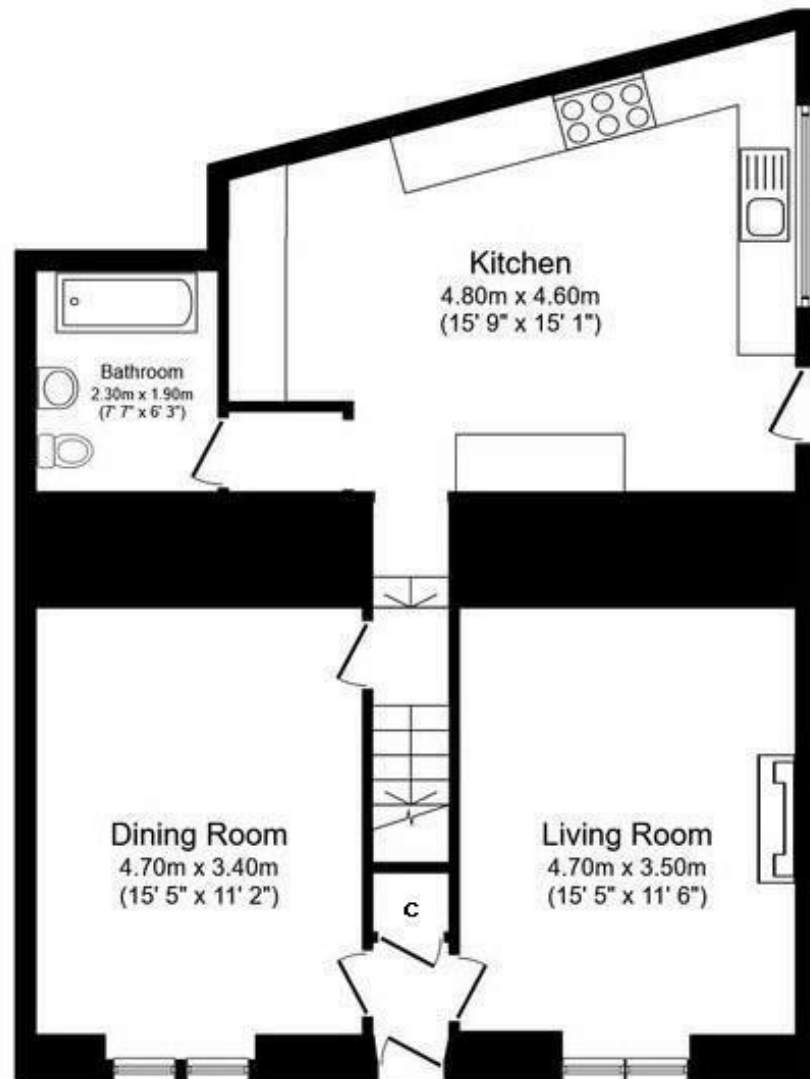
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EER Band D
Water: Mains
Sewage: Mains
Heating: Gas

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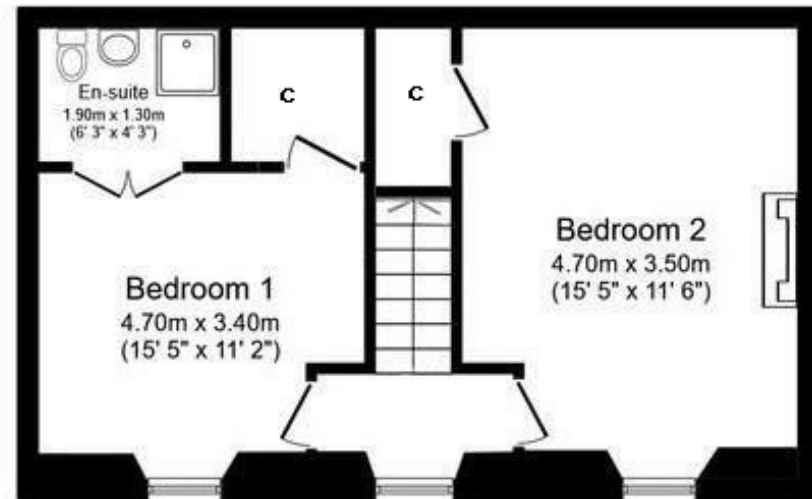
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, butchers, beauty salon and hairdressers, 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





Ground Floor



First Floor