

22 BRIDGE STREET, DOLLAR FK14 7DE

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- Charming three bedroom first floor apartment dating from Circa 1900
- Approximately 114 square metres of spacious and flexible accommodation
- Prime central location in the heart of Dollar
- Private street level entrance through a solid timber door
- Wealth of original features including shelved presses, deep set sills and sash and case windows
- Beautiful lounge with ornate cornicing, bay window and wood burning stove
- Excellent storage throughout, including a highly useful basement area
- Flexible second bedroom with magnificent views towards the Ochil Hills and Castle Campbell
- Early viewing advised

22 Bridge Street is an impressive and characterful three bedroom first floor apartment, occupying a prime position in the very heart of Dollar. Dating from circa 1885 and extending to approximately 114 square metres, this wonderfully individual home enjoys the rare advantage of its own private front door, together with generous proportions, high ceilings and a wealth of original features. Ornate cornicing, traditional shelved presses, deep set windowsills, and sash and case windows combine beautifully with modern comforts, creating a stylish home with the unmistakable ambience of a classic Edinburgh apartment.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway and Storeroom.

First Floor: Landing, Lounge, Kitchen, Cloakroom, 3 Bedrooms and a Family Bathroom.

Private entry is gained at street level through a solid timber storm door, opening into an entrance vestibule with a large storage cupboard positioned to the right. A partially glazed door leads into the lower hallway, where a recessed area provides an ideal space for coats and shoes, complemented by a useful cupboard above.

A sweeping staircase rises towards the main accommodation, with a large window at the turn allowing natural light to fill the stairwell. An intriguing short staircase leading to nowhere adds a wonderfully unusual touch and offers the perfect opportunity to create a charming reading nook or cosy place to pause with a book. A further large cupboard provides excellent additional storage.

To the left lies the beautiful lounge, a warm and welcoming reception room filled with period charm. A fireplace housing a wood burning stove creates an inviting focal point, flanked by traditional shelved presses. The impressive bay window overlooks Bridge Street, with its deep, low level sill forming a delightful window seat from which to watch the world go by. Solid wood flooring and exquisite ornate cornicing further enhance this elegant and atmospheric space.

At the end of the hallway, the spacious dining kitchen provides an excellent setting for everyday living and entertaining. The modern fitted kitchen incorporates an integrated oven, grill, four burner gas hob with stainless steel extractor hood and an integrated dishwasher. A stainless steel sink and drainer with chrome mixer tap is thoughtfully positioned beneath the rear window, framing the wonderful outlook towards Castle Campbell. There is ample room for a dining table and chairs, alongside additional freestanding furniture. From the kitchen, a rear hallway and small flight of stairs lead down to the remaining bedrooms and family bathroom. A doored stairway also provides access to the basement, offering fantastic additional storage. This practical space includes plumbing for a washing machine and a large Belfast sink.

The principal bedroom is a generous and peacefully positioned room, decorated in calming neutral tones. A partially opaque window enjoys an outlook across the rear gardens and towards the Ochil Hills, while a triple fitted wardrobe spanning one wall provides excellent storage. Returning to the rear



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hallway, the third bedroom is currently arranged as a home office, creating an ideal environment for remote working. This pleasant and versatile room is naturally illuminated by a Velux window and could readily be reinstated as a comfortable bedroom if preferred.

Leading directly from the lounge is the second bedroom, a generously proportioned and highly flexible room which could equally serve as a formal dining room, second sitting room or guest bedroom. A rear facing window captures spectacular views towards the Ochil Hills and historic Castle Campbell, while a further door reconnects conveniently with the main hallway. Also positioned off the main hallway is a well appointed cloakroom, fitted with a vanity wash hand basin and WC. Off the rear hallway, the family bathroom is fitted with a crisp white suite comprising a bath with shower above, vanity wash hand basin with chrome mixer tap and WC. A Velux window floods the room with natural daylight, complemented by attractive floor tiling and tiled splashback areas.

22 Bridge Street is a truly distinctive home, combining impressive proportions, period elegance and remarkable flexibility within one of Dollar’s most convenient locations. With generous living spaces, captivating views and an abundance of character, the property captures the refined atmosphere of an Edinburgh apartment while placing the town’s excellent amenities quite literally on the doorstep. Early viewing is strongly recommended to fully appreciate the scale, charm and wonderfully individual nature of this exceptional home.

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. The Dishwasher, Fridge, Freezer and Washing Machine are included in the sale.

Viewings are strictly by appointment only via Harper & Stone.

what3words:///aunts.unhappily.mysteries

Council Tax Band D
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

Dollar is a highly regarded and picturesque town 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 Strathevon 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.



