

18 DEWAR STREET, DOLLAR FK14 7EP

HARPER & STONE
ESTATE & LETTING AGENTS





18 DEWAR STREET

DOLLAR, FK14 7EP

PROPERTY FEATURES

- Charming 2 bedroom maisonette Circa 1900
- Approximately 67 square meters of living space
- Excellent location in the heart of Dollar
- Beautifully presented throughout
- Modern kitchen/dining room
- Two bedrooms with one on the first floor
- Off street parking
- Private front garden
- Prompt viewing advised

Harper & Stone are delighted to bring to the market 18 Dewar Street, which is a hidden gem situated in an excellent location within the popular town of Dollar.

The accommodation is presented as below:

Ground Floor: Entrance Vestibule, Kitchen/Diner, Lounge, Bathroom, Utility Room and Bedroom 2

First Floor: Principal Bedroom.

Entry to the property is via a welcoming vestibule that opens seamlessly into a bright and airy kitchen/dining space, the true heart of the home. Bathed in natural light, this beautifully appointed modern kitchen has been thoughtfully designed to make the very best use of the space. It boasts a combi microwave, induction hob, double oven and grill, along with integrated appliances including a washing machine, fridge freezer and dishwasher. There is ample room for a dining table, creating the perfect setting for everyday meals or relaxed entertaining.

To the left, the lounge provides a warm and inviting retreat, complete with an electric fire and delightful views towards the Ochil Hills. A generous understairs cupboard offers excellent additional storage and houses a brand new combi boiler.

Leading on from the kitchen is a substantial pantry-come-utility room, providing superb storage solutions and can house additional appliances such as a tumble dryer. The hallway also benefits from a cleverly positioned vaulted drying rack, maximising practicality without compromising space. The contemporary bathroom is fresh and bright, featuring a bath with over bath electric shower, pedestal sink, vanity storage cupboard and WC. Bedroom two is located on the ground floor and is a spacious double, enhanced by floor-to-ceiling wardrobes.

Stairs are accessed from the kitchen to a striking large window with beautiful views of the Ochil Hills which fills the space with light. The principal bedroom is generously proportioned and full of character, featuring an electric fireplace and floor-to-ceiling wardrobes.

Externally, the property enjoys a charming private garden to the front. The paved area offers a peaceful spot to sit and unwind, complemented by a section of artificial lawn and a garden shed for additional storage. To the rear, there is shared private parking with neighbouring properties, along with a shared grass lawn that includes an allocated aerial dryer.

Immaculately presented throughout, this delightful home is ideally suited to first time buyers, small families or those seeking adaptable



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living, all within easy walking distance of Dollar's excellent amenities.

The sale will include all fitted floor coverings, light fittings (excluding the lounge and kitchen light shades), fitted bathroom cabinet, wardrobes, vaulted drying rack, window coverings, and integrated appliances. 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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Council Tax Band C

EER Band D

Water: Mains

Sewage: Mains

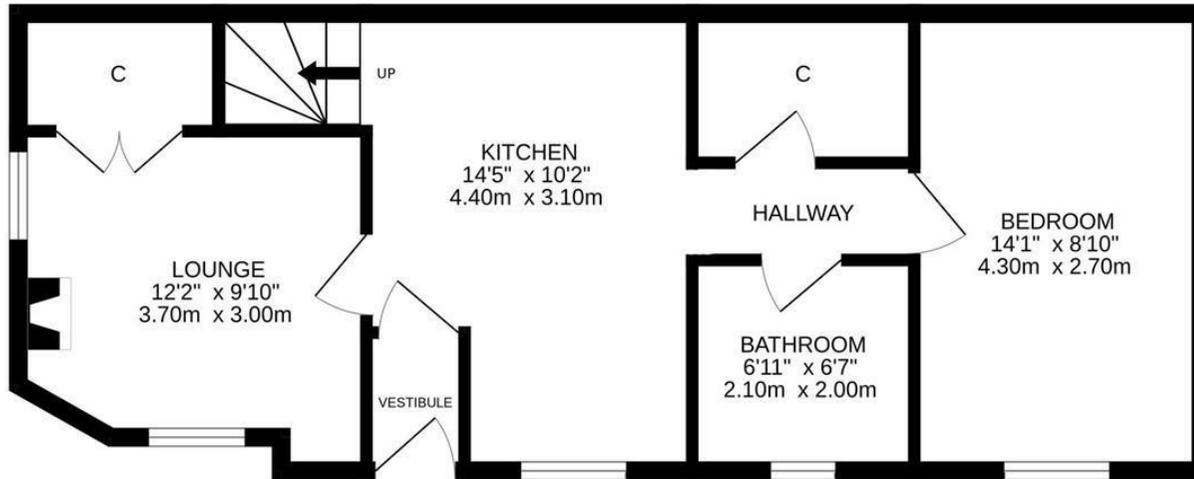
Heating: Gas

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, leading independent school. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, interior design studio, cafes, a restaurant & bar and local pub. There is also a dental practice, opticians, podiatrist, 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

