



9 Mitchell Court, Dollar FK14 7BF

Property Features

- Walk-In Condition Two-Bedroom Apartment
- Top Floor Position, Enjoying Ochil Hill Views
- Upgraded Throughout & Immaculately Presented
- Spacious Lounge with Bright South-Facing Windows
- Renovated Kitchen, With Fully Integrated Appliances
- Upgraded Shower Room
- Rare Hallway Storage
- Allocated Private Parking
- Prime Dollar Location

9 Mitchell Court is an immaculately presented, top-floor two-bedroom apartment situated in the heart of Dollar. Fully upgraded throughout offering true walk-in condition, with scenic hillside views and private allocated parking.

The Interior

Entry is gained through a surprisingly spacious and welcoming hallway featuring two generous built-in storage cupboards—a rare and practical find for apartment living. Positioned directly off the hall, the bright lounge enjoys elevated, pleasant views overlooking Bridge Street with the picturesque countryside in the distance.

The heart of the culinary space is an upgraded L-shaped kitchen, finished with tasteful Shaker-style units, ample wall and base storage, and bathed in natural light. It comes fully equipped with integrated appliances, including an induction hob, oven, washing machine and fridge freezer.

Bedrooms & Bathroom

Both bedrooms are well-proportioned, offering comfortable and quiet sleeping quarters:

Located to the rear with vistas extending over the Ochil Hills in the distance, the master bedroom features convenient built-in wardrobes with mirrored doors. Bedroom Two is a versatile second bedroom with ample space for freestanding furniture, ideal as a guest room, dressing room or home office. Next is the Shower Room: A stylish, upgraded modern space fitted with a sleek vanity sink unit, WC, a walk-in waterfall shower and heated towel rail.

Exterior & Location

Situated in a prime central Dollar location close to all local amenities, the apartment also benefits from a private allocated parking space located in the rear residents' car park. Early viewing is highly advised, as high-spec, turnkey properties in this central village location rarely stay on the market for long.



Included in the sale are the following items: all fitted floor coverings, light fittings, blinds (not curtains) and integrated appliances. Any other items should be negotiated separately.

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

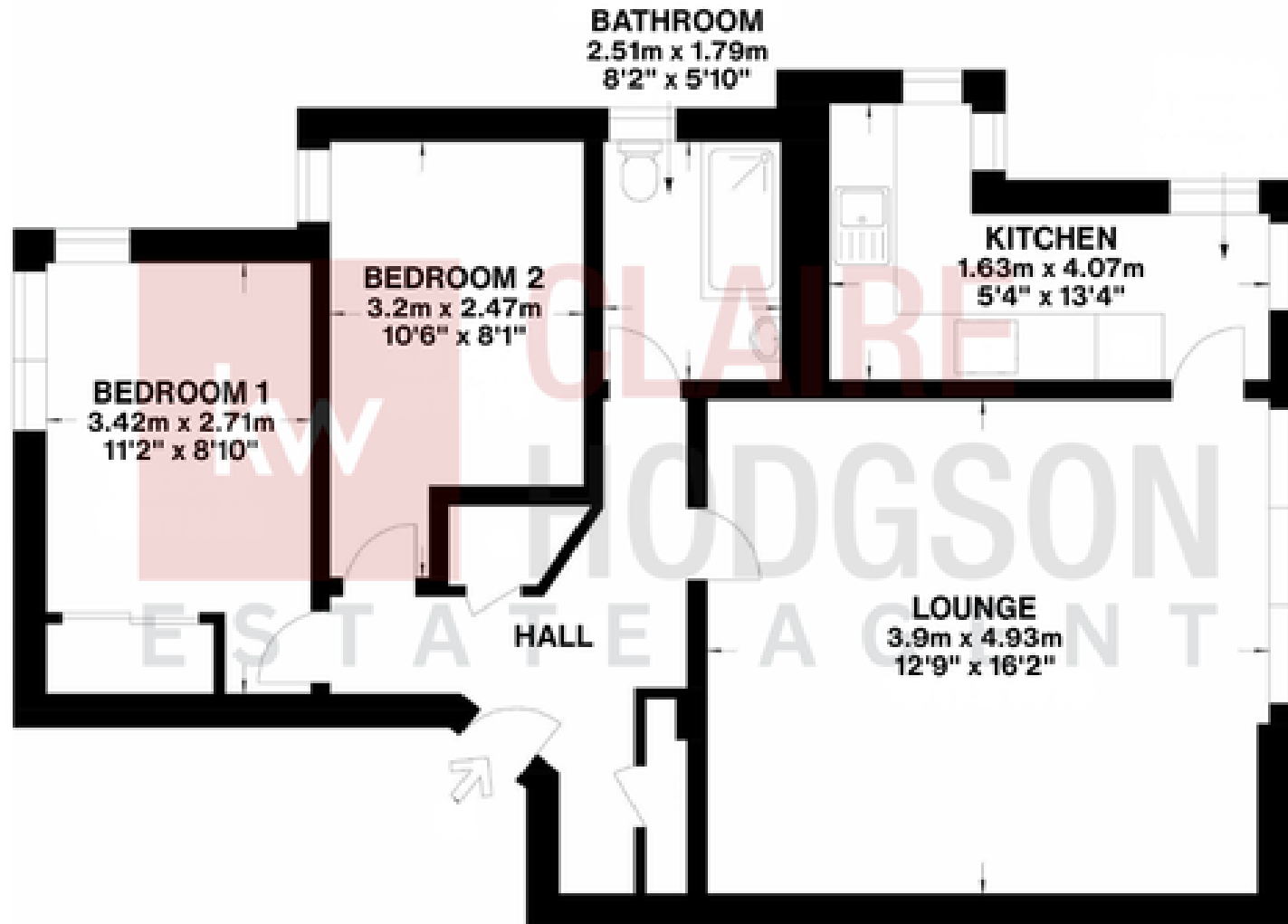
Nestled amidst the picturesque Ochil Hills, Dollar is a vibrant village that offers the perfect blend of rural charm and modern convenience. Its central location makes it an ideal base for commuters, with excellent transport links to major cities such as Glasgow, Edinburgh, Perth, Dunfermline, and Stirling, 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.



FOR MORE INFORMATION, CONTACT CLAIRE HODGSON:

TEL: 07447 052 911

EMAIL: claire.hodgson@kwscotland.co.uk

kw **CLAIRE HODGSON**
ESTATE AGENT

kw **SCOTLAND**
KELLERWILLIAMS.