

12 CAMPBELL STREET, DOLLAR FK14 7EX

HARPER & STONE
ESTATE & LETTING AGENTS





12 CAMPBELL STREET

DOLLAR, FK14 7EX

PROPERTY FEATURES

- Beautifully refurbished two bedroom attached home dating from circa 1881
- Approximately 73 square metres of stylish, thoughtfully designed accommodation
- Retains a wealth of period character including charming deep set window sills
- Contemporary dining kitchen with integrated appliances and walk in larder
- Two generous double bedrooms, one enjoying dual aspect windows and the other benefitting from a built in wardrobe space
- Two beautifully appointed bathrooms including a luxurious first floor bathroom
- Private driveway offering a wonderful seating area together with a designated parking space to the rear
- Situated within the heart of the highly sought after village of Dollar, moments from excellent amenities and picturesque countryside walks
- No onward chain

A beautifully restored period home where timeless character meets stylish contemporary living, 12 Campbell Street is a truly delightful two bedroom attached home dating from circa 1881. Sympathetically refurbished to an exceptional standard, every room has been thoughtfully enhanced whilst preserving the property's original charm, from its deep set window sills to its welcoming proportions and elegant finishes. Offering approximately 73 square metres of beautifully presented accommodation across two levels, this is an ideal home for first time buyers, downsizers or those seeking an immaculate property within the heart of the ever desirable village of Dollar.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hallway, Lounge, Kitchen/Diner and a Shower Room.

First Floor: Two Double Bedrooms and a Bathroom.

Entering the property, a welcoming hallway immediately sets the tone for the quality found throughout the home. A generous storage cupboard provides excellent everyday practicality, while a beautifully finished ground floor shower room features a contemporary walk in shower, stylish vanity unit with wash hand basin and combined bidet/WC, creating an ideal space for guests and daily family life.

Positioned to the left, the delightful lounge is a wonderfully bright and welcoming reception room. Beautifully presented, it offers the perfect place to relax whilst retaining the warmth and character synonymous with this charming period home.

Continuing through, the dining kitchen is both elegant and highly functional. Designed in a timeless galley style, it features an attractive range of blue grey wall and base cabinetry complemented by warm wooden worktops, creating a welcoming country inspired aesthetic. A bespoke matching dresser provides additional storage and display space, while integrated appliances include a halogen hob, electric oven, fridge and a freezer. A generously proportioned walk in larder is an outstanding addition, offering excellent storage for everyday essentials, and a rear door provides direct access to the outside.

Ascending the staircase, the first floor landing benefits from another useful storage cupboard before leading to two generously proportioned double bedrooms. Bedroom One enjoys an abundance of natural light through attractive dual aspect windows, creating a bright and peaceful retreat. Bedroom Two is equally well appointed and benefits from a built in wardrobe space, offering excellent storage without compromising on floor space.

Completing the accommodation is the stunning family bathroom, undoubtedly the jewel in the crown of this exceptional home. Beautifully designed to evoke the tranquillity of a boutique spa, it features a luxurious free standing bath, stylish pedestal sink, heated towel rail, recessed feature shelving and WC, creating an indulgent sanctuary in which to unwind at the end of the day.



12 CAMPBELL STREET

Externally, the property continues to impress. A driveway to the side of the home provides a wonderfully sheltered and surprisingly private outdoor space, perfectly positioned to capture the sun throughout the day. Whether enjoying morning coffee or entertaining friends around a table and chairs, this delightful area offers a peaceful extension of the living space. In addition, the property benefits from a private designated parking space to the rear of the block, providing both convenience and flexibility.

Beautifully blending period charm with contemporary comfort, 12 Campbell Street represents a rare opportunity to acquire a home where every detail has been carefully considered. Immaculately presented throughout and occupying a prime position within one of the area's most sought after villages, this exceptional property is ready to be enjoyed from the moment you step through the door. Early viewing is highly recommended to fully appreciate the quality, character and lifestyle on offer.

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.

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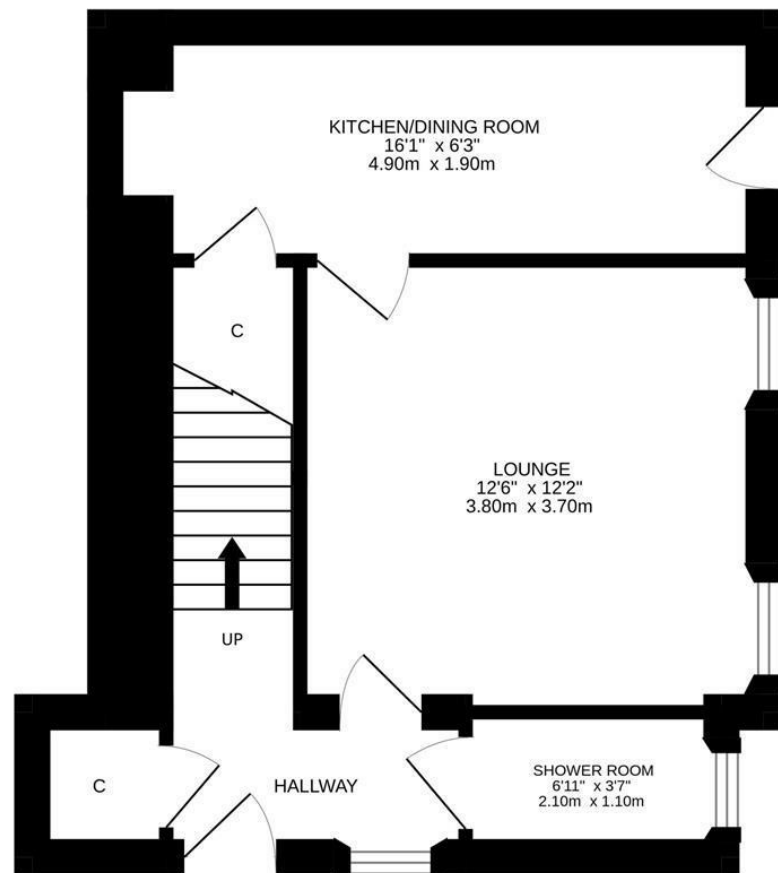
Council Tax Band C
EER Band C

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 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.



GROUND FLOOR



1ST FLOOR

