

54 HIGH STREET, DOLLAR FK14 7BA

HARPER & STONE
ESTATE & LETTING AGENTS





54 HIGH STREET

DOLLAR, FK14 7BA

PROPERTY FEATURES

- Generously proportioned 5 bedroom family home Circa 1960
- Situated in a highly sought after location within the town of Dollar
- Ideally located within easy walking distance of local schooling and all amenities
- Approximately 155 square meters of flexible living space
- Bright and spacious accommodation throughout
- Lounge featuring cosy open fireplace
- Well appointed kitchen with breakfast bar
- 5 generously proportioned bedrooms
- Potential for modernisation to create a contemporary family home
- Early viewing highly advised as there is no onward chain

Harper & Stone are delighted to present 54 High Street, an impressive and generously proportioned five bedroom family home dating from circa 1960. Enjoying a sought after position within the popular town of Dollar, the property combines spacious and versatile accommodation with excellent everyday convenience. Local amenities and highly regarded schooling, including the prestigious Dollar Academy, are all within easy walking distance, making this an exceptional opportunity for families seeking space, comfort and an enviable village lifestyle.

With approximately 155 square meters of versatile living space available, the property presents an exciting opportunity for a new owner to modernise and personalise the home to their own taste and requirements.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room and a Cloakroom.

First Floor: Landing, Five Bedrooms and a Bathroom.

A small vestibule provides access to the property via a patio door, opening into a spacious and welcoming entrance hallway from where the accommodation flows. The hallway also benefits from a generous storage cupboard and access to a convenient ground floor cloakroom.

To the left lies the generously proportioned lounge, a bright and welcoming room enhanced by a large picture window that draws in an abundance of natural light while framing an attractive outlook across the substantial front garden. An elegant open fireplace creates a charming focal point, bringing warmth, character and an inviting sense of comfort to this delightful living space.

Continuing along the hallway, the dining room is positioned to the left and enjoys a pleasant outlook to the rear of the property. Generously proportioned to comfortably accommodate a six to eight seater dining suite, it provides an inviting setting for relaxed family meals and entertaining guests. A decorative fireplace forms an attractive focal point, adding a delightful sense of character and charm.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units in a pale wood finish, complemented by laminate worktops. Well equipped for everyday living, it includes an integrated AEG dishwasher, while a free standing gas cooker with oven and American style fridge freezer are also included in the sale. There is also a useful alcove that offers extra storage space. A breakfast







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bar offers the ideal spot for casual dining, morning coffee, or informal entertaining. A rear door from the kitchen provides convenient access to the garden. Accessed externally is a useful utility room, fitted with ample storage, a sink with drainer, and space for two appliances. A further door from the utility room provides direct access to the rear garden.

Upstairs, the property offers a large bedroom at the front of the property that could alternatively be used as a reception room, playroom, or home office, depending on individual requirements. There are three well proportioned double bedrooms, two of which benefit from built in storage, along with a further double bedroom featuring a useful over stair cupboard. The three front facing bedrooms enjoy attractive open views towards the Ochil Hills, providing an attractive vista. The generous upstairs accommodation provides ample space and flexibility, with scope to add an ensuite bathroom if desired.

Completing the first floor accommodation is the family bathroom which offers a bath, over bath electric shower, pedestal sink and WC.

Externally, the property benefits from substantial front and rear gardens bounded by timber fencing and brick walls providing excellent outdoor space for a variety of uses. The east facing rear garden is predominantly laid to lawn and is bordered by mature shrubs, creating an attractive and private setting. A stone patio provides an ideal space for outdoor seating, where you can relax and enjoy the stunning views across the surrounding countryside. Also included is a garden shed providing convenient external storage.

To the front, there is a generous lawn enclosed by boundary walls and shrubs, alongside a driveway providing off street parking for multiple vehicles. The integral garage offers excellent potential as a workshop or hobby space, benefiting from power, natural light via a

rear facing window, and a pedestrian side access door leading to the rear garden.

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.

What3words Navigation: ///tonight.wound.flood

Council Tax Band F
EER Band C
Water: Mains
Sewage: Mains
Heating: Gas Mains

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,

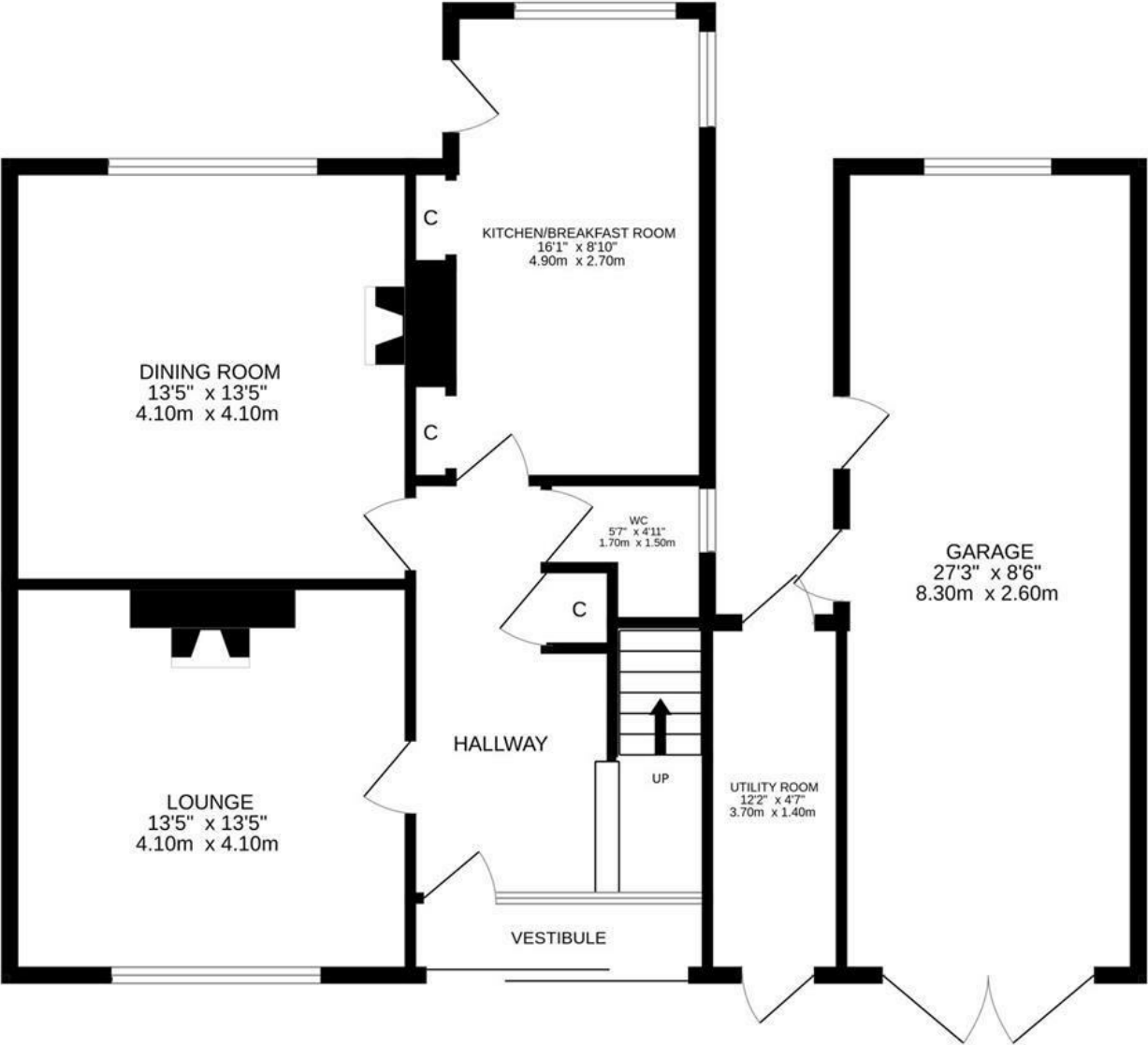
doctor's surgery and pharmacy all located within the village. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including the beautiful Dollar Glen and the pathway from Castle Road leading to the historic Castle Campbell. Further enhancing its appeal, Dollar lies within 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.

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

