

24 MCNABB STREET, DOLLAR FK14 7DL

HARPER & STONE
ESTATE & LETTING AGENTS





24 McNABB STREET

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PROPERTY FEATURES

- Charming 2 bedroom upper apartment circa 1900
- Approximately 75 square meters of living space
- Excellent location in the heart of Dollar
- Beautifully presented throughout
- Original period features including cornicing, ceiling roses and working shutters
- Generously proportioned lounge with stunning views of the Ochil Hills
- Modern kitchen/dining room
- Two bedrooms with one with an ensuite Bathroom
- Off street parking and garage
- Prompt viewing recommended

Harper & Stone are delighted to bring to the market 24 McNabb street, a charming and deceptively spacious upper apartment situated in an excellent location within the popular town of Dollar.

The property is immaculately presented throughout and enjoys enviable views over the beautiful Ochil hills while remaining within immediate walking distance of Dollar's excellent amenities. This lovely home further benefits from a small garden, garage and an off street parking space.

The accommodation is presented as below:

Ground Floor: Entrance Hall and Stairwell.

First Floor: Hall, Kitchen/Diner, Lounge, Bedroom with Ensuite Shower Room, further Bedroom and a Shower Room.

On entering the property, you will find a small boot room on the left offering an extremely practical space with an abundance of coat hooks and a bench seat. From here, the stairway featuring a large window flooding the space with light leads up to the main accommodation.

The welcoming hallway with high ceilings and engineered oak flooring is a warm and inviting space. Immediately off the hallway, the impressive lounge is awash with period features including intricate cornicing, ceiling rose, built in alcove storage and working shutters. The three large dual aspect sash and case windows are a standout feature in this room, providing an abundance of natural light and enjoying enviable views up towards the Ochil hills. A large stone surround gas fireplace provides a cosy focal point to the room.

The principal bedroom also enjoys the beautiful high ceilings and period features that give this property so much character. This well proportioned room offers ample space for a double bed and free standing furniture. Adjacent to the principal bedroom is the main bathroom featuring walk in shower with rainfall head, vanity sink with storage, mirrored bathroom cabinet, heated towel rail and WC.

The kitchen is well appointed with a good selection of grey Shaker style wall and base units, complemented by contrasting solid wood counter tops, stunning blue tiles and a sink. Integrated appliances include a large Cuisinemaster multi oven stove with 5 burner gas hob, microwave and dishwasher. There is ample space for a freestanding fridge freezer and a dining table.

Off the kitchen, through a sliding barn style door, three steps lead down to bedroom two, a cosy space to the rear of the property that features dual aspect windows with a south facing vista. The en suite bathroom features a corner bath, over bath rainfall shower, vanity sink with storage, heated towel rail and WC.



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Externally the property enjoys a quaint garden, ideal for someone looking for some outdoor space in which to relax and enjoy while still being easy maintenance. There is a wooden garage offering useful additional storage and an off-street parking space for added convenience.

This lovely home presents an excellent opportunity to acquire a beautiful period property in a prime location. With stunning features, garden and convenient parking, this home is certain to appeal to a wide variety of buyers. Early viewing is highly recommended.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. It should also be noted that the property is adjoined to a C-listed building. More details can be provided on request.

Viewings are strictly by appointment only via Harper & Stone.

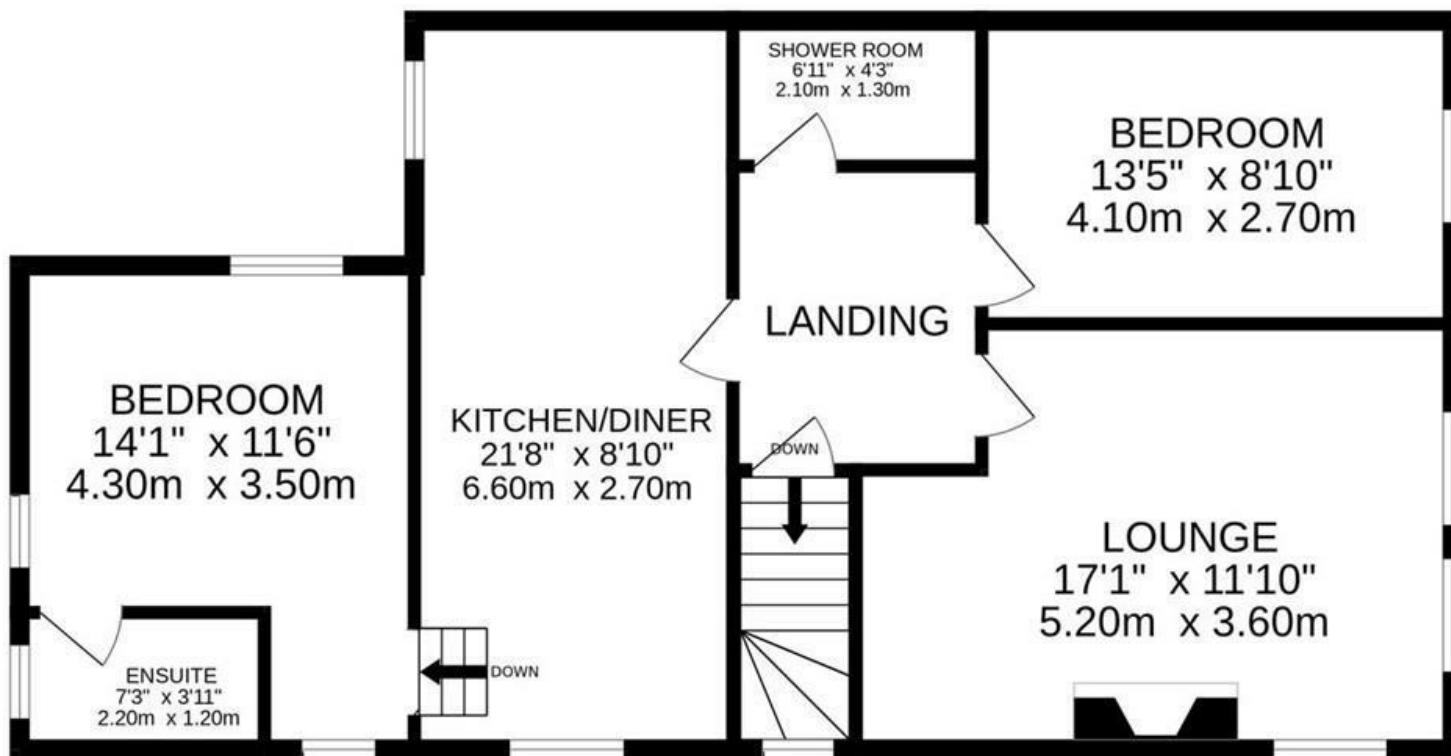
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Council Tax Band D
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas Mains

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

