

29 STATION ROAD, DOLLAR FK14 7EL

HARPER & STONE
ESTATE & LETTING AGENTS





29 STATION ROAD

DOLLAR, FK14 7EL

PROPERTY FEATURES

- 2 bedroom mid terraced home circa 1950
- Ideally located in the heart of Dollar close to all amenities
- Approximately 75 square meters of living space
- Fully modernised throughout
- Spacious lounge/dining room
- Newly installed kitchen with breakfast bar and pantry
- Two generously proportioned bedrooms
- Family bathroom
- Lovely established front and rear gardens
- No onward chain

Harper & Stone are pleased to present to the market 29 Station Road in Dollar. This 2 bedroom mid terraced property is positioned centrally within the town and is within walking distance of all local amenities and schooling. The property has been fully modernised throughout, benefiting from a new heating system, contemporary kitchen and bathroom, updated internal doors, and fresh decoration, offering a stylish home in walk in condition. The property also benefits from solar panels, offering improved energy efficiency and potential savings on utility bills.

The accommodations Presents as Follows:

Ground Floor: Entrance Hall, Lounge and Kitchen.

First Floor: Landing, Two Bedrooms and a Bathroom.

Entry to the property is into a welcoming hallway offering plenty space for storing coats and shoes. To the right is the spacious lounge/dining room, a lovely space with an aspect to the front and rear which brings in natural light. There is a convenient storage cupboard within the lounge which also houses the new boiler.

The kitchen is positioned to the rear and includes a useful pantry cupboard for additional storage. There are ample wall and base units in a soft green Shaker style with matching subway tiles and complementary wood laminate countertops. The free standing fridge freezer and cooker are both included in the sale and there is an additional under counter appliance space. The rear hallway offers a large under stair cupboard and gives access to the lovely garden via the back door.

Heading upstairs, the property offers two generous double bedrooms and the family bathroom. The principal bedroom benefits from a fitted wardrobe and enjoys a rear facing aspect, providing lovely views over the garden. Bedroom Two is situated at the front of the property and enjoys plenty of evening sunlight.

Completing the accommodation is the family bathroom, fitted with a bath, over bath shower, vanity sink with built in storage and a WC. Stylish grey tiling combined with contemporary linoleum flooring creates a sleek and modern finish.

Externally, the property boasts both front and rear gardens, ideally positioned to enjoy sunshine throughout most of the day. The rear garden is predominantly laid to lawn and features a charming stone patio, perfect for relaxing or entertaining guests. Two garden sheds provide ample storage space for tools and outdoor essentials.



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This lovely property is beautifully presented throughout and offers an ideal opportunity for first time buyers or someone wishing to downsize while remaining close to local amenities. Early viewing is highly advised to appreciate all that this property has to 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.

What3words Navigation ///dares.sorters.paid

Council Tax Band B

EER Band C

Water: Mains

Sewage: Mains

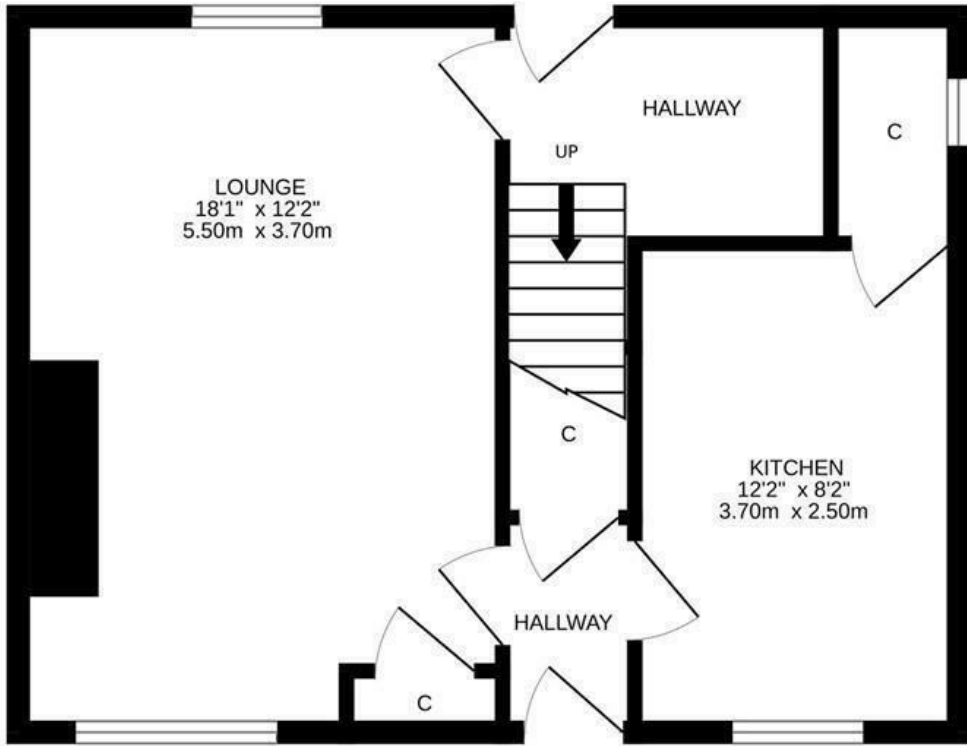
Heating: Gas Mains

Dollar is a highly regarded and picturesque village 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 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. There is a wonderful community centre located at The Hive, offering a library as well as a wide range of activities and services for young families and the community as a whole. 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

