

9 BRIDGE STREET, DOLLAR FK14 7DF

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- 4-bedroom semi-detached home
- Large lounge with views over the Ochil Hills and Burnside
- Modern open kitchen/dining area
- Master bedroom with en suite
- Generous family bathroom
- Stunning period features throughout
- Security alarm system
- Off-street parking for multiple vehicles
- Fully enclosed garden with summerhouse
- Partially furnished

Harper & Stone are delighted to bring to the rental market Bank House, 9 Bridge Street in Dollar. This beautiful former bank residence has been fully renovated throughout while retaining many period features. It is centrally located in a prime position in the town and will be let on a partially furnished basis.

Entry to the property is through an original door at the rear of the building into a vestibule. The large entrance hall boasts stunning original floor tiles and a large cupboard for storing coats and shoes. Stairs lead up to the first floor, where the lounge, bathroom and bedrooms are located. From the entrance hall, stairs lead down into the kitchen/dining area and utility space.

The lounge is a large, bright room with a gas fireplace and dual-aspect windows offering fabulous views over Dollar and the Ochil Hills. Secondary glazing and working shutters on the windows keep the lounge warm and quiet.

The master bedroom is a large bright room and has built-in storage, which also conceals the entrance to the modern en-suite with shower. A press cupboard provides more storage. Bedroom 2 is of a similar size and boasts working shutters and a beautiful original, now solely decorative, fireplace. Bedroom 3 would also boast period features including press cupboard, original decorative fireplace and working shutters. Both of these bedrooms provide freestanding wardrobes. The 4th bedroom is the smallest and would fit a single bed or make an ideal office or playroom.







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Completing the first floor is the family bathroom, comprising a large walk-in shower, bath, double sinks, WC and plenty of storage.

Returning downstairs, the large modern kitchen/dining area includes ample cabinet space, breakfast bar, under counter fridge, dishwasher, oven, combi-microwave and induction hob with downdraft extractor fan. A mezzanine provides an additional seating area/book nook.

A utility room off the kitchen houses a sink, washing machine, tumble dryer and plenty of storage cabinets. The utility room leads through a concealed doorway to a series of basement rooms ideal for storing large items such as bikes or even for creating a home gym. There is also another small WC.

Externally there is a summer house, paved patio and a grass area. The gravel driveway provides space for multiple cars and a gate allows for the garden to become completely enclosed.

Viewings are strictly by appointment only via Harper & Stone.

No HMO / Non-smokers only / Pets considered
Council Tax Band F
EER Band F
Landlord Registration 516306/150/22012
516550/150/25012
LARN 1811005

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, butchers, beauty salon and hairdressers, cafes, opticians, a restaurant & bar and local pub all within 3 minutes walk from the house. 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.

DISCLAIMER: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of any contract and none is to be relied upon as statements of representation or fact.

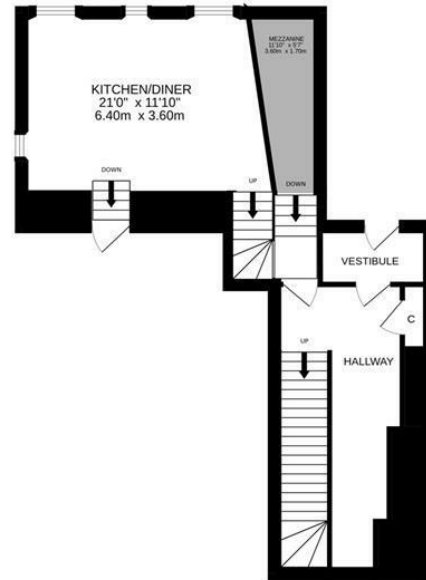




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