

5B BRIDGE STREET, DOLLAR FK14 7DF

HARPER & STONE
ESTATE & LETTING AGENTS





5B BRIDGE STREET

DOLLAR, FK14 7DF

PROPERTY FEATURES

- Spacious 2 bedroom ground floor flat circa 1900
- Ideally located in the centre of the popular town of Dollar
- Approximately 76 square meters of living space
- Features including high ceilings and large windows
- Bright open plan lounge/dining room
- Two well proportioned bedrooms
- Bathroom with shower and fitted storage
- Garden area and an allocated parking space to the rear of the property.
- Chain free
- Early viewing advised

Harper & Stone are pleased to bring to market 5B Bridge Street, a charming, two bedroom ground floor flat set in the heart of the ever popular town of Dollar. Perfectly positioned, the property is just moments from local cafés, independent shops, and the full range of amenities the town has to offer.

Access is via a communal hallway, with 5B being the sole property on this level, offering a sense of privacy. A bright and generously sized entrance hall welcomes you inside, complete with two large storage cupboards ideal for coats, shoes, and everyday essentials.

To the rear of the flat sits the open plan lounge and kitchen, an inviting space enhanced by large windows that fill the room with natural light. A glass brick partition subtly separates the areas while maintaining an airy, open feel. The kitchen is fitted with ample wood effect wall and base units, complemented by white countertops and a stainless-steel sink with drainer. Integrated appliances include an electric fan oven and a four burner electric hob, with two additional appliance spaces available.

The principal bedroom is positioned at the front of the property and offers generous proportions, featuring a built in double wardrobe with sliding doors. Large windows frame views over Dollar towards the hills, creating a bright and tranquil atmosphere. Bedroom two also sits to the front and provides a comfortable, well sized second room. Both bedrooms have no flooring, allowing the purchaser to have their own preference of finish.

Completing the accommodation is the well appointed bathroom featuring mains shower, vanity sink with built in generous storage and a WC.



5B BRIDGE STREET

Externally, the property benefits from an allocated private parking space to the rear, accessed via Park Place. There is also a rear garden laid to gravel, bordered on three sides by a low wooden fence, with a high stone wall to the west providing excellent privacy.

We highly recommend arranging an early viewing to truly experience the full appeal of this property.

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: <///head.rollover.rash>

Council Tax Band D

EER Band C

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.



