

8B MCNABB STREET, DOLLAR FK14 7DJ

HARPER & STONE  
ESTATE & LETTING AGENTS







# 8B MCNABB STREET

DOLLAR, CLACKMANNANSHIRE FK14 7DJ

## PROPERTY FEATURES

- Charming 2 bedroom semi detached home
- Approximately 69 square meters of living space
- Tucked away in a quiet corner location
- Galley style kitchen with practical breakfast bar
- Open lounge space with stunning views of the Ochil Hills
- Within walking distance to all amenities and schooling
- Allocated off street parking space
- Ideal first time buyer, rental or Airbnb opportunity
- Planning permission for a first floor extension and further alterations
- Viewing highly advised

Harper and Stone are delighted to present 8B McNabb Street, Dollar, a charming and deceptively spacious two bedroom semi detached home, quietly positioned in the very heart of this sought after village. Tucked away down a peaceful lane shared by just three homes, the property enjoys an enviable sense of privacy while remaining within immediate walking distance of Dollar's excellent amenities and schooling. The home further benefits from its own off street parking space.

The accommodation is presented as below:

Ground floor: Entrance Hall, Two Bedrooms and a Bathroom.  
First Floor: Kitchen and Lounge.

The accommodation begins with a welcoming entrance hall finished with an attractive stone tiled floor, setting the tone for the quality found throughout. To the right lies a contemporary, fully tiled bathroom fitted with a crisp white three piece suite comprising a bath with over bath shower, pedestal wash hand basin and WC. Both bedrooms are located on the ground floor and are generous double rooms, each benefitting from fitted wardrobes and offering flexible, well proportioned accommodation.

A staircase leads to the upper level where the home truly comes into its own. The first floor kitchen and living area are thoughtfully positioned to take full advantage of the elevated outlook, with lovely open views towards the surrounding Ochil Hills. Glazed internal windows between the rooms allow natural light to flow freely, creating a bright, open and airy feel while maintaining distinct living zones. The kitchen is well appointed with a generous range of wooden base units, complemented by a breakfast bar ideal for casual dining. A large Velux window floods the space with natural light, enhancing the sense of space. Integrated appliances include a five burner gas hob with oven and extractor hood, alongside two additional appliance spaces. The boiler is neatly housed within a cupboard, and loft access is available via a hatch above the breakfast bar.

Externally, the property features a low maintenance front garden laid with decorative gravel, along with a well maintained shed providing excellent additional storage. A private courtyard area to the side of the house offers convenient off street parking.

Please note that Planning permission for a first floor extension and further alterations has been granted. Further information and drawings are available via Harper & Stone upon request.



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The property benefits from gas central heating and double glazing throughout.

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.

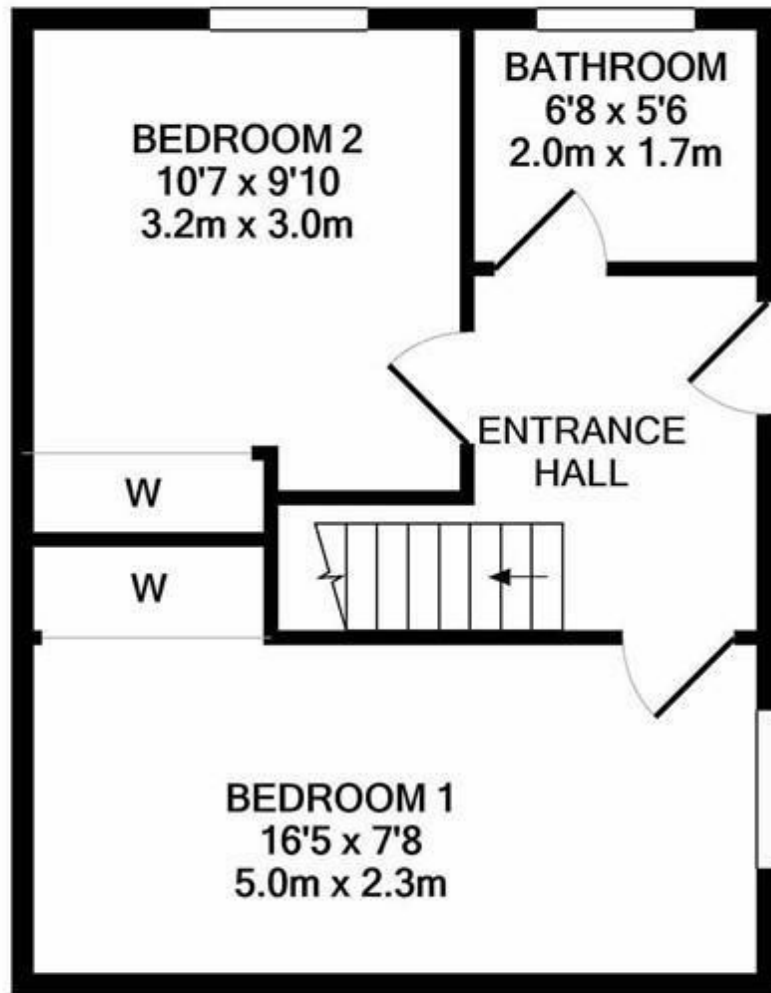
Council Tax Band D  
EER Band D

Water: Mains  
Sewage: Mains  
Heating: Gas

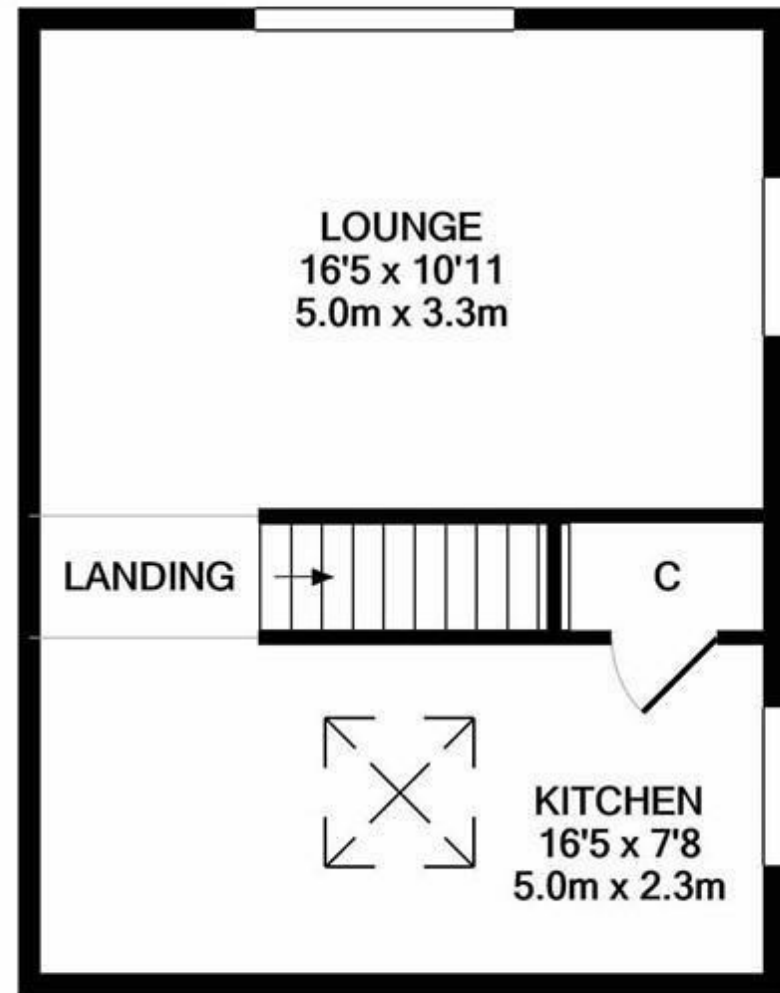
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, 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



1ST FLOOR