

3 HIGH STREET, DOLLAR FK14 7AY

HARPER & STONE  
ESTATE & LETTING AGENTS





# 3 HIGH STREET

DOLLAR, CLACKMANNANSHIRE FK14 7AY

## PROPERTY FEATURES

- Beautifully presented ground floor apartment Circa 1909
- Flexible living over approximately 100 square meters
- Central location in the picturesque town of Dollar
- Retaining period features throughout
- Modern kitchen/dining room
- Principal bedroom with ensuite shower room
- Easy walking distance to all amenities and schooling
- Stunning views of Castle Campbell and countryside beyond
- Ideal first time buyer or Airbnb opportunity
- Early viewing advised

Harper & Stone are delighted to offer to the open market 3 The High Street, an immediately impressive home that effortlessly marries the elegance of its Edwardian heritage with refined contemporary finishes, creating a beautifully balanced interior that is both timeless and stylish. Rich in character yet thoughtfully modernised for today's living, the apartment offers generous, well proportioned accommodation with a natural flow that lends itself equally well to everyday comfort and entertaining. Occupying a prime ground floor position, the property enjoys an appealing outlook to both the front and rear, culminating in truly spectacular views towards the iconic Castle Campbell, a striking and ever changing backdrop that enhances the sense of place and distinction.

The Accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hallway, Kitchen/Dining Room, Formal Lounge, Principal Bedroom with Ensuite Shower Room, Second Bedroom and a Family Bathroom.

Storm doors open into a welcoming entrance vestibule, which leads through to the main reception hallway. A beautiful stained glass transom window above the inner door provides an immediate nod to the building's heritage and sets the tone for the accommodation beyond.

To the front, the formal lounge is a bright and inviting space enhanced by dual aspect windows which flood the room with natural light. A contemporary gas fire, set within a traditional sculpted surround, forms an attractive focal point and creates a warm, relaxing ambience.

Situated to the rear, the kitchen/dining room is both stylish and practical. The kitchen is fitted with a range of modern wall and base units in a soft grey finish, complemented by coordinated work surfaces. Integrated appliances include a gas hob, electric oven and dishwasher, with additional space for freestanding appliances. A







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useful utility cupboard discreetly houses further white goods. The dining area comfortably accommodates a table for everyday family dining or entertaining, all set against the backdrop of a stunning ceiling height picture window framing breath taking views of Castle Campbell.

From the hallway, two steps lead to the generously proportioned principal bedroom positioned quietly to the rear. This attractive double room benefits from its own ensuite shower room, complete with walk-in shower, vanity basin and WC. The second bedroom, also a well sized double, enjoys a front-facing aspect.

The accommodation is completed by a beautifully appointed family bathroom featuring a deep set bath, separate walk-in shower, vanity sink with storage, heated towel rail and WC, a calm and luxurious space in which to unwind.

Externally to the rear of the property lies a private section of garden ground, in addition to a communal drying area. The garden is bounded by attractive stone walls and retaining features, creating a sheltered and characterful outdoor space.

A standout feature is the impressive, raised decking area perfectly

positioned to enjoy uninterrupted views towards Castle Campbell. This is an exceptional spot for morning coffee, evening relaxation, and taking in the surrounding scenery. The garden extends beyond, with the gentle sound of the burn at the foot of the grounds enhancing the sense of tranquillity. A gated pathway provides direct access towards Mill Green, offering a safe and convenient route to open green space.

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.

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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, 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.





