

21B STATION ROAD, DOLLAR FK14 7EL

HARPER & STONE  
ESTATE & LETTING AGENTS





# 21B STATION ROAD

DOLLAR, FK14 7EL

## PROPERTY FEATURES

- Stunning semi detached 3 bedroom home set in the heart of Dollar Circa 2018
- Approximately 140 square meters of flexible living space
- Beautifully presented throughout
- Lovely shaker style dining kitchen with patio doors to the garden
- Double sided wood burning stove connecting the kitchen and lounge
- Principal bedroom with en suite shower room
- Two further well proportioned bedrooms
- Family bathroom featuring jacuzzi bath
- Lovely garden with views to the Ochil hills
- Early viewing highly advised

Harper & Stone are delighted to present to the market 21B Station Road in the town of Dollar. Positioned within one of Dollar's most desirable residential areas and just a short walk from local amenities, this welcoming home offers spacious and versatile accommodation perfectly suited to modern family living. Built in 2018, this modern property has charming stone accents that blends effortlessly with Dollar's traditional architecture.

The property presents as follows:

Ground Floor: Entrance Vestibule, Lounge, Kitchen/Diner, Sitting Room, Inner Hall and a Cloakroom.

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms and a Bathroom.

As you step inside, you are welcomed into a vestibule with practical built in storage, ideal for coats and shoes. The lounge is a generous and inviting room, centred around a striking two way wood burning stove that creates a warm focal point and connects seamlessly to the kitchen through the stone chimney breast.

The spacious dining kitchen offers an ideal space for family to gather and spend time, with room for a large dining table making this the true heart of the home. Stylish shaker style cabinetry in a soft grey finish is complemented by butcher block countertops, ceramic sink and white subway tiles, the perfect blend of modern and country design. Integrated appliances include oven, microwave, halogen hob and fridge freezer. Sliding patio doors give access to the decking and garden seamlessly connecting to the outdoor space.

From the kitchen, a rear hallway offers large built in storage ideal for household essentials. The downstairs cloakroom is generously sized and has plumbing in place for shower if desired. The family room is generously sized with floor to ceiling east facing windows allowing plenty of natural light to flood the space. A side door from here offers another entrance to the home, adding to its convenience and versatility.

Heading upstairs, the principal bedroom sits to the front of the property with the dormer window offering views to the Ochil hills. A double built in wardrobe provides storage and the ensuite features a spacious walk in shower with waterfall shower head, a floating vanity sink with built in drawers and a WC.

Bedroom 2 is generously proportioned and features two double wardrobes, providing excellent storage. Four large Velux windows fill the room with natural light, creating a bright and airy atmosphere. Bedroom 3 also offers ample space for a double bed and additional free standing furniture, and benefits from Velux windows with built in blinds.



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Completing the accommodation is the family bathroom, which offers a jacuzzi style bath and over bath shower. The large sink unit provides generous built in drawer storage ensuring the space remains tidy and organised.

Externally, the garden offers a lovely low maintenance space, featuring composite decking with ample room for outdoor dining or entertaining. A small lawn sits alongside raised beds that line the rear brick wall, creating an attractive backdrop of mature green shrubs. The side of the property is laid to gravel, and a useful shed provides additional storage. To the front, a private driveway adds welcome convenience.

This impressive property is presented in true turn key condition and is ready to welcome its new owner. Early viewing is strongly encouraged to fully appreciate everything this lovely home 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.

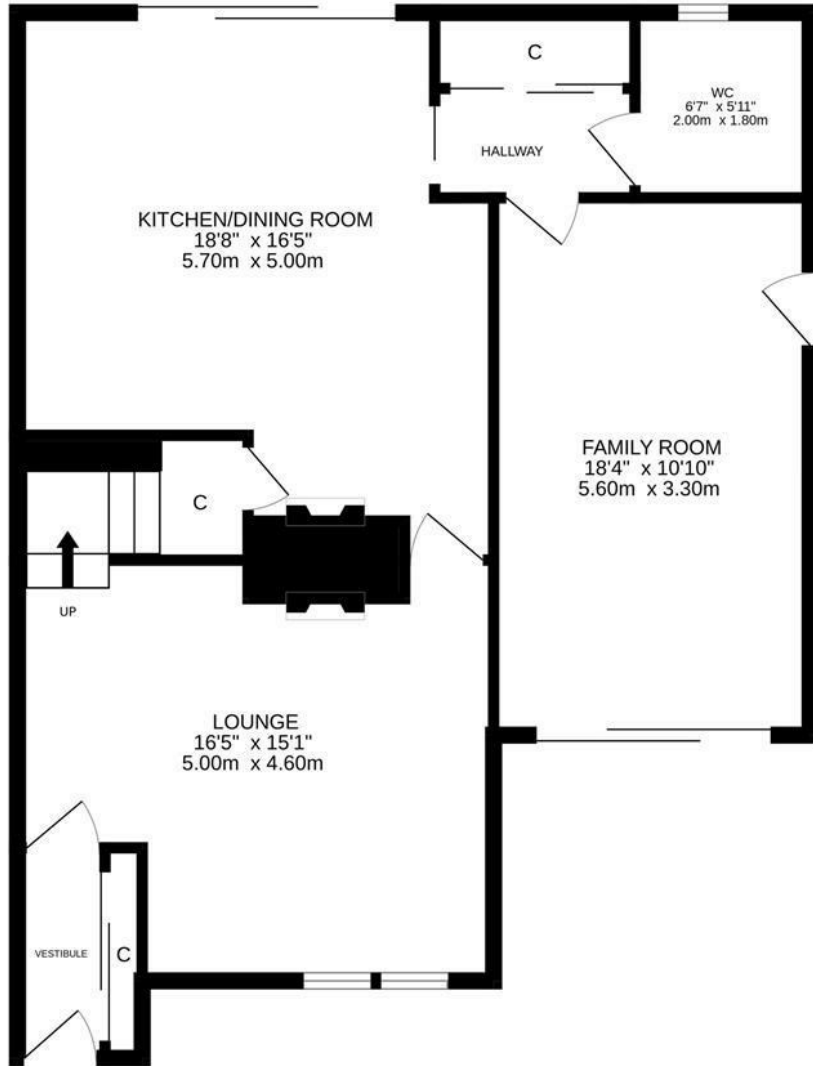
Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E  
EER Band B  
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 a 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. 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.



GROUND FLOOR



1ST FLOOR

