

13A WEST BURNSIDE, DOLLAR FK14 7EW

HARPER & STONE
ESTATE & LETTING AGENTS





13A WEST BURNSIDE

DOLLAR, CLACKMANNANSHIRE FK14 7EW

PROPERTY FEATURES

- Stylish 3 bed townhouse located in the heart of the popular town of Dollar Circa 1900
- Approximately 87 square meters of living space
- Immaculately presented throughout
- Open concept kitchen/dining/lounge area
- Ground floor Cloakroom
- Principal bedroom with ensuite shower room
- Two further bedrooms
- Family bathroom with freestanding bath
- 1 allocated parking space and electric car charge point
- Early viewing recommended

Harper & Stone are delighted to present 13A West Burnside to the market, a distinctive and contemporary townhouse set within the beautifully converted former Castle Campbell Hotel in Dollar. Ideally positioned in the very heart of the village, the property offers immediate access to local amenities, making it an exceptionally convenient and desirable place to call home.

The property is presented as below:

Ground Floor: Entrance Vestibule, Open Plan Lounge/Dining/Kitchen Space and a Cloakroom.

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

Entry to the property is through a vestibule with useful space for coats and shoes. From here, you access the ground floor living area which includes engineered oak flooring throughout, seamlessly connecting the spaces. The front facing lounge/dining room features deep windowsills, and the open plan layout provides flexibility for arranging the space to tailor it to ones needs. The adjoining breakfasting kitchen includes marble effect tiles, neutral wall and base units and complementary worktops. Integrated appliances included in the sale are a four-burner gas hob with chimney style extractor, single oven, dishwasher and washer/dryer. A breakfast bar sits to one side with a view over the rear courtyard. Off the living space is a ground floor cloakroom providing a sink with vanity storage, heated towel rail and WC. Completing the ground floor is an under stair storage cupboard.

A freshly carpeted wooden staircase leads to the first floor landing, where three bedrooms and the family bathroom are located. The principal bedroom sits immediately to the right and benefits from an ensuite shower room fitted with a shower cubicle with waterfall shower, vanity sink, heated towel rail, under-floor heating and WC. Low set windows overlooking the rear courtyard enhance the sense of space within the room, and a wardrobe is included. Bedrooms 2 and 3 are double rooms positioned at the front of the property, each equipped with a wardrobe. The family bathroom completes the upper level and features a freestanding slipper bath with shower attachment, vanity sink, heated towel rail, under-floor heating and WC.



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Externally, the property benefits from one allocated parking space as well as an electric car charging point, offering convenience for modern living. A communal bin store is positioned within the central courtyard for ease of access. Thanks to its central location within Dollar, the property is ideally placed for quick access to local shops, cafés, transport links, and schooling. Early viewing recommended to see all this lovely property 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.

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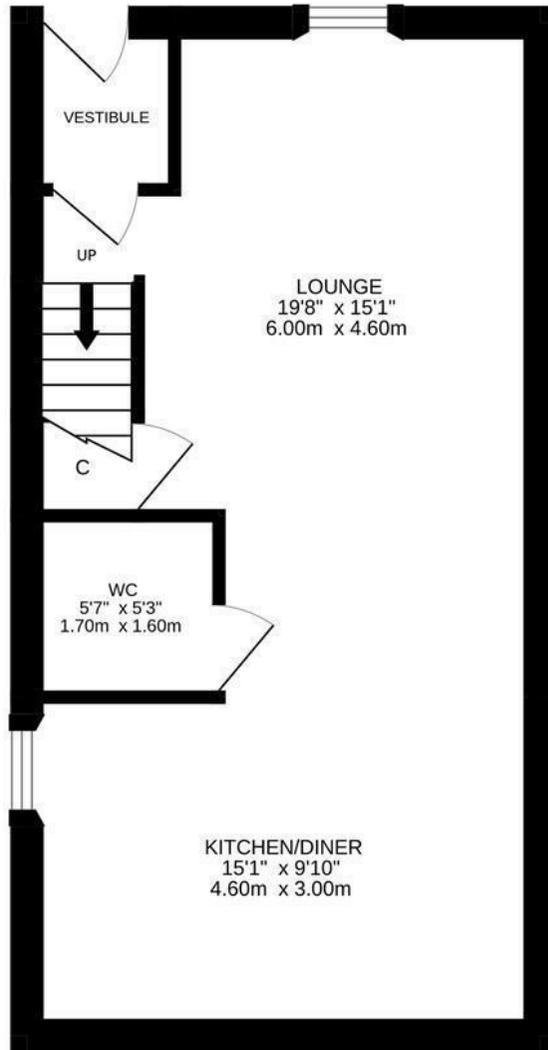
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Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking 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.



GROUND FLOOR



1ST FLOOR

