

30 STATION ROAD, DOLLAR FK14 7EL

HARPER & STONE
ESTATE & LETTING AGENTS





30 STATION ROAD

DOLLAR, FK14 7EL

PROPERTY FEATURES

- 3 bedroom terraced home situated in the heart of Dollar Circa 1950
- Approximately 92 square meters of versatile living
- Ideally located easy walking distance from schooling and amenities
- Lounge with French doors opening out to the back garden
- Well appointed kitchen with all appliances included
- Principal bedroom with ensuite shower room
- Bedroom 2 features generous built in storage
- Bedroom 3 situated downstairs
- Lovely private garden with decking
- Presented to the market chain free

Harper & Stone are delighted to present 30 Station Road, a wonderfully located mid terraced home in the heart of Dollar, perfectly positioned within walking distance of local schooling and all amenities. This versatile property offers bright, well proportioned accommodation and an attractive garden with beautiful views towards the Ochil Hills.

The accommodation presents as follows:

Ground Floor: Entrance Hall, Lounge, Kitchen and Bedroom.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Bedroom 2 and Bathroom.

Stepping into the hallway, there is a spacious double bedroom to the right. Its size and position make it ideal not only as a bedroom but also as a dedicated dining room or home office, depending on requirements. To the left, the generous lounge is filled with natural light and features French doors opening directly onto the rear deck, seamlessly connecting the indoors with the outside space in the warmer months. A gas fireplace creates a warm focal point for the room.

From the lounge, a rear hallway provides access to the kitchen, a large under stair cupboard and a second door to the garden. The well appointed kitchen offers an excellent range of wall and base units in a white Shaker style with complimentary worktops. Integrated appliances include an induction cooker with oven and grill and fridge freezer. The free standing dishwasher and washing machine are also included in the sale.

Upstairs are two comfortable double bedrooms. The principal bedroom benefits from a spacious built in cupboard and an ensuite shower room which features an electric shower stall, Corian topped vanity unit with storage and built in wash hand basin and WC. Bedroom two includes extensive fitted wardrobes, offering ample storage.

The Family bathroom features a corner bath with over bath electric shower, Vanity sink with storage and a WC.

Externally the property enjoys garden grounds to the front and back. The front garden is laid to lawn with mature hedging and a short pathway leading to the front door and offers the potential to create off-street parking. The private rear garden with access to a private lane offers a selection of established trees and shrubs. A wooden deck is the perfect spot to sit and relax or entertain. The outdoor space is both practical and inviting, featuring a garden shed and drying green. Enjoying a delightful outlook towards the Ochil Hills, it provides the perfect setting to relax, unwind, and take in the surrounding scenery.



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Offering generously proportioned accommodation, modern comforts and attractive gardens, this appealing home presents an excellent opportunity for a wide range of purchasers seeking a property in this sought after location. Early viewing is highly recommended.

The sale will include all fitted floor coverings, light fittings, window coverings, and appliances where applicable. All free-standing white goods and garden appliances in the shed are also included in the sale.

Viewings are strictly by appointment only via Harper & Stone.

Navigation: [///moguls.major.scrubber](http://moguls.major.scrubber)

Council Tax Band: B

EER Band: C

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.

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.



