

16 CHAPEL PLACE, DOLLAR FK14 7DW

HARPER & STONE
ESTATE & LETTING AGENTS





16 CHAPEL PLACE

DOLLAR, FK14 7DW

PROPERTY FEATURES

- Charming ground floor period apartment dating from Circa 1900
- Attractive chocolate box frontage within a handsome stone built building
- Approximately 56 square meters of appealing living space
- Envable central position in the heart of Dollar
- Close to local schooling and essential amenities
- Welcoming lounge with fitted cupboard and traditional press shelving
- Contemporary bathroom with chic white brick style tiling
- Pretty enclosed garden with a relaxed Mediterranean feel
- Useful external storeroom currently utilised as a utility room
- Early viewing advised

Beautifully presented and brimming with period charm, this delightful two bedroom ground floor apartment enjoys an enviable central position within the picturesque village of Dollar. Forming part of an attractive stone built end terraced building dating from circa 1900, the property offers an appealing chocolate box frontage, a wealth of retained character and thoughtfully styled accommodation, complemented by a pretty enclosed garden and useful outdoor utility room.

The Accommodation is Presented as Below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Kitchen, 2 Bedrooms and a Bathroom.

A welcoming entrance vestibule opens into the hallway, immediately setting the tone for the character and charm found throughout the home. Positioned to the left is bedroom one, a lovely light filled room overlooking the front of the property. Generously proportioned and beautifully presented, it benefits from fitted storage while retaining ample space for additional bedroom furnishings.

Continuing along the hallway, the inviting lounge lies to the left. This warm and comfortable reception room features a fitted cupboard and traditional press shelving, adding both character and practical storage. There is also space for a small table and chairs, creating a relaxed dining option for everyday meals or informal entertaining.

From the lounge, the accommodation flows naturally into the quaint and practical kitchen. An attractive range of wall and base units in a soft muted tone is paired with contrasting work surfaces, creating a smart and cohesive finish. Appliances include a four ring electric hob, electric oven and microwave, together with space for an under counter fridge. A rear door provides direct access from the kitchen to the enclosed garden.

At the far end of the hallway is bedroom two, a good sized double room enjoying a peaceful rear facing aspect. Its versatile proportions allow it to serve equally well as a comfortable guest bedroom, home office or private retreat.

Completing the internal accommodation is the stylish contemporary bathroom, fitted with a bath and shower over, vanity wash hand basin with useful storage, heated towel rail and WC. Muted tones and crisp white brick style tiling lend the room a chic and sophisticated finish.

Outside, the pretty enclosed rear garden provides a wonderfully secluded space in which to relax and entertain. A patio area offers the perfect setting for alfresco dining, while mature foliage creates an inviting, almost Mediterranean atmosphere. An outdoor storeroom is currently utilised as a useful utility room, adding further practicality to this appealing home.

With its charming stone frontage, beautifully balanced accommodation and delightful private garden, 16 Chapel Place presents an exceptional opportunity



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to enjoy characterful ground floor living in one of Dollar’s most convenient settings. Equally suited to a permanent residence, elegant pied à terre or investment opportunity, this captivating period apartment is a home of genuine warmth, style and enduring appeal.

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 B
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

Dollar is a highly regarded and picturesque town 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.



