

14 DRUM COURT, DOLLAR FK14 7EQ

HARPER & STONE
ESTATE & LETTING AGENTS





14 DRUM COURT

DOLLAR, FK14 7EQ

PROPERTY FEATURES

- Charming first floor flat Circa 2002 located in the popular town of Dollar
- Approximately 70 square meters of living space
- Within easy walking distance of local amenities
- Lounge featuring balcony with beautiful views of the Ochil hills
- Modern kitchen with integrated appliances
- Two generous double bedrooms
- Bedroom 1 with ensuite shower room
- Private landscaped garden
- Allocated parking space and garage
- Early viewing advised

Harper & Stone are delighted to present to the market 14 Drum Court, located in the highly desirable town of Dollar. It is in a small purpose built development of self-contained flats in a quiet cul-de-sac location, within easy walking distance of local amenities. This immaculate first floor flat benefits from its own private entrance, an allocated parking space, and a garage. Presented in true move in condition, the property offers an excellent opportunity for a range of purchasers.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall and Stairwell.

First Floor: Landing, Hallway, Lounge, Kitchen, Master Bedroom with Ensuite Shower Room, further Bedroom and a Bathroom.

Accessed at ground level, the front door opens into a small entrance hall with carpeted stairs leading to the first floor landing where an attractive glass brick wall feature enables light from the lounge to flow through to the stairwell. All rooms lead off the upstairs hallway which features oak veneer doors and a storage cupboard.

The lounge is a generous size and faces the rear of the property with French doors opening to the balcony which overlooks the rear gardens and has attractive views towards the Ochil Hills. The lounge is further enhanced by a glazed oak veneer door and ornate corning that adds character to the space.

The kitchen is a good size, fully fitted with an extensive range of beech effect base and wall units complemented by black granite effect worktops. Integrated Siemens appliances include a 5 ring gas hob, extractor fan, electric oven, dishwasher, washing machine, under counter fridge and freezer. A wall mounted folding table provides extra countertop space and a convenient place to sit and eat. The stainless steel double sink with drainer is positioned beneath the window, giving views over the gardens below.

Overlooking the front of the property Bedroom 1 is generously proportioned and benefits from a large fitted double wardrobe with mirrored sliding doors, providing excellent storage space. The ensuite shower room is fitted with a electric shower, wash hand basin with built in vanity unit, and a WC. Also overlooking the front Bedroom 2 is a double room and features a built in wardrobe with hanging rail and shelving.

Completing the accommodation is the well-appointed bathroom, fitted with a spa bath with over bath shower, wash hand basin with built in vanity unit, and a WC.



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Externally, Number 14 benefits from a private, fully enclosed and landscaped garden, complete with easy to maintain raised beds and a patio area, providing an ideal space for outdoor relaxation while enjoying the peaceful surroundings. The property further benefits from a detached garage and an allocated parking space, with additional communal visitor parking available. A factoring fee of approximately £60 per calendar month contributes towards the upkeep and maintenance of the communal grounds and the exterior of the building.

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 D
EER Band C
Water: Mains
Sewage: Mains
Heating: Gas Mains

Dollar 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.



