

FLAT 2 32 BRIDGE STREET, DOLLAR FK14 7DE

HARPER & STONE  
ESTATE & LETTING AGENTS





# FLAT 2 32 BRIDGE STREET

DOLLAR, FK14 7DE

## PROPERTY FEATURES

- Charming 1 bedroom upper flat circa 1900 situated in the popular town of Dollar
- Approximately 48 square meters of living space
- Recently upgraded kitchen
- Generously proportioned lounge with original features
- Well appointed bathroom
- Unique outside terrace with stunning views to the Ochil hills
- Bright and spacious bedroom with built in storage
- Double glazing throughout
- No onward chain

Harper & Stone are delighted to bring to the market this charming 1 bedroom upper flat in the heart of the popular town of Dollar, close to all local amenities. This delightful property has several character features giving it a homely feel, while a first floor terrace offers a unique opportunity to enjoy outside space and stunning views to the Ochil hills.

The Accommodation is Presented as Below:

First Floor: Entrance Vestibule, Kitchen, Lounge, Internal Hall, Bedroom and Bathroom.

An external stairwell leads up to the front door, where it opens into a welcoming vestibule featuring a small storage cupboard, with patterned tile flooring seamlessly connecting the space to the kitchen.

To the right hand side sits the recently fitted, modern kitchen. This small but practical space offers ample cabinet space and open shelving in a shaker style with a navy finish with complementary wood effect laminate countertops. Integrated appliances include a two-ring induction hob, electric oven, fridge freezer and a Belfast style sink. The standout feature of this space are the French doors leading to a first floor terrace, a truly unique space in a property of this type offering a space to relax and entertain while enjoying the lovely views.

Heading back through the vestibule you enter the spacious lounge with features including original wooden flooring and a beautiful decorative stove with tiled surround. Either side of the chimney breast are built in shelves and lower cabinets providing useful storage.

Two steps lead up to the rear hallway where another storage cupboard provides a home for household essentials. The bathroom is well appointed, featuring a bath, over bath shower, pedestal sink, vanity cabinet and WC.

Completing the accommodation is the bedroom which sits to the front of the property and features two double glazed sash and case windows flooding the space with light. This well proportioned room also features a built in cupboard with hanging storage.

This property enjoys upgrades such as a new kitchen and double glazing throughout but still offers an opportunity for development for those wishing to add their own personal touch. Early viewing recommended so as not to miss the opportunity to see this special property.

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.



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Viewings are strictly by appointment only via Harper & Stone.

Navigation://sing.importers.duos

Council Tax Band B

EER Band D

Water: Mains

Sewage: Mains

Heating: Gas Mains

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.



