16 HILLVIEW PLACE, DOLLAR FK14 7JG

HARPER&STONE
ESTATE & LETTING AGENTS





16 HILLVIEW PLACE

DOLLAR, FK14 7JG

PROPERTY FEATURES

- Two bedroom ground floor apartment in Dollar
- Built Circa 1990 and offered to the market chain free
- Approximately 68 square meters of living space
- Ideal location close to all local amenities
- Spacious lounge with a feature bay window
- Well appointed kitchen with appliances included in the sale
- Two double bedrooms, each with fitted wardrobe storage
- Established gardens to the front, side and rear
- Allocated parking space and additional parking for general use
- Early viewing advised



Harper & Stone are delighted to present 16 Hillview Place, a welcoming ground floor apartment in Dollar with two double bedrooms, established gardens and an allocated parking space. Built Circa 1990 and offered to the market chain free, the property is an appealing opportunity for first time buyers and those looking to downsize while retaining the pleasure of a garden.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Lounge, Kitchen, Two Bedrooms and a Bathroom.

Two steps lead to the front door, which opens into the entrance hallway. The accommodation flows from here, with a generous hall cupboard providing useful everyday storage.

At the end of the hallway, the well appointed lounge sits to the left. This generously proportioned reception room has a feature bay window and ample space for freestanding furniture, allowing for a variety of layouts. To the right, the kitchen offers a good selection of wall and base units in a soft neutral tone, along with an integrated induction hob and double oven. There is space for two freestanding appliances, and the existing washing machine and fridge freezer are included in the sale.

Returning to the hallway, bedroom one looks out to the front and features a double fitted wardrobe. Bedroom two is also a good sized double with a fitted wardrobe. Completing the accommodation is a well proportioned bathroom with a bath and handheld shower attachment, a separate walk in electric shower, a pedestal sink and a WC.

Outside, established garden areas extend to the front, side and rear, with space to set out a table and chairs and enjoy time outdoors. The property benefits from an allocated parking space, with further spaces available for general use.

The bay windowed lounge and two comfortable double bedrooms give 16 Hillview Place a pleasing sense of space, while the gardens offer somewhere to sit and unwind. With the kitchen appliances included and the sale chain free, this is an inviting home for anyone looking to make their next move in Dollar. Early viewing is recommended.

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.



16 HILLVIEW PLACE

Viewings are strictly by appointment only via Harper & Stone.

What3Words Navigation///uplifting.rocked.requiring

Council Tax Band D
EER Band C

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.











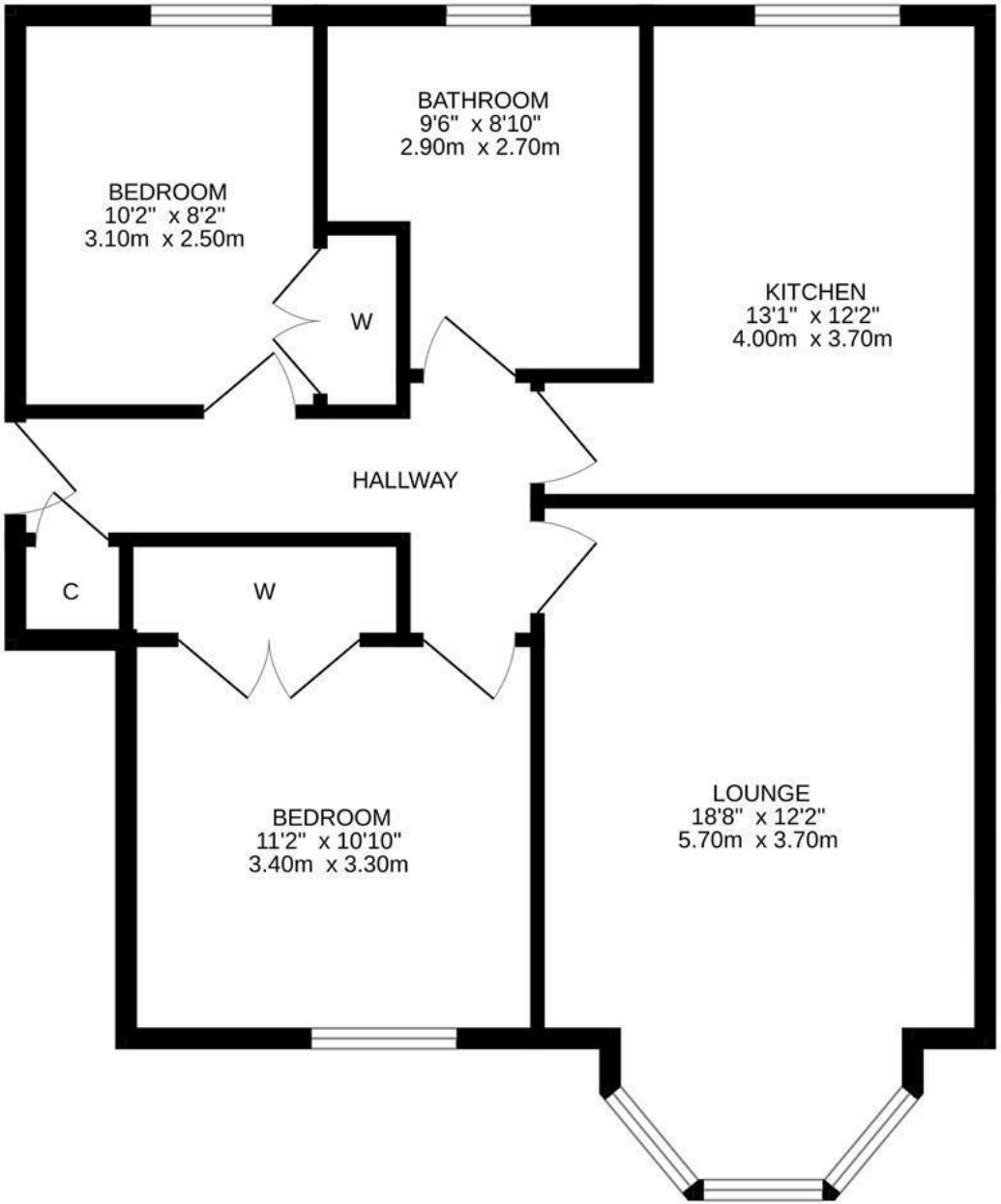
BEDROOM
10'2" x 8'2"
3.10m x 2.50m
BATHROOM
9'6" x 8'10"
2.90m x 2.70m
W
KITCHEN
13'1" x 12'2"
4.00m x 3.70m
HALLWAY
C
W
BEDROOM
11'2" x 10'10"
3.40m x 3.30m
LOUNGE
18'8" x 12'2"
5.70m x 3.70m