

Castle Campbell Hall

Flat 2, 1 High Street, Dollar,



Law Location Life

Castle Campbell Hall | Flat 2, | 1 High Street | Dollar |

Flat 2, Castle Campbell Hall is a charming First Floor and Attic Maisonette, centrally located in the sought after village of Dollar. Well presented throughout, the property would be perfect for First Time Buyers or Investors and is centrally situated close to the village centre.

The property offers a perfect blend of modern living and local charm, featuring a communal entrance hallway, entrance vestibule, large reception hallway, spacious sitting room, dining kitchen, 3 double bedrooms, WC room and a bathroom.

The property also enjoys the benefits of a small communal garden to the front and private parking.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Communal Entry

Entry is from the front into the well presented communal hallway. There is carpeted staircase to the first floor.

Entrance Vestibule

Entry to the property is from the front into the entrance vestibule. There is laminate flooring and door into the reception hallway.

Reception Hallway

An extremely spacious reception hallway with carpeted flooring, staircase to the upper level and doors to the sitting room and inner hallway.

Sitting Room

A good sized reception room with carpeted flooring, shelving with storage cupboard below and window to the rear.

Inner Hallway

The inner hallway has laminate flooring and doors providing access to the dining kitchen, bedroom 2 and bathroom.

Dining Kitchen

The dining kitchen has storage at base and wall levels, with worktops and stainless steel circular sink and drainer. Fitted appliances include electric oven, hob and extractor fan and there is plumbing and spaces for a washing machine, fridge and freezer. There is ample space for a dining table, laminate flooring and window to the rear.

Bedroom 2

A double bedroom with carpeted flooring and window to the front.

Bathroom

The bathroom is tiled with vinyl flooring and comprises; bath with electric shower over, pedestal wash hand basin and wc.

Upper Level Landing

The carpeted landing provides access to the master bedroom, bedroom 3 and the wc room.

Master Bedroom

The master bedroom is carpeted with Velux window to the rear, eaves storage cupboards and fitted wardrobe with sliding doors.

Bedroom 3

A double bedroom with carpeted flooring, fitted wardrobe, eaves storage cupboards and Velux window to the rear.

WC Room

The wc room has vinyl flooring, Velux window to the rear and comprises; wc and wash hand basin with storage.

Communal Garden

There is a small communal garden to the front of the property.

Parking

There is private parking to the front of the property.

Heating

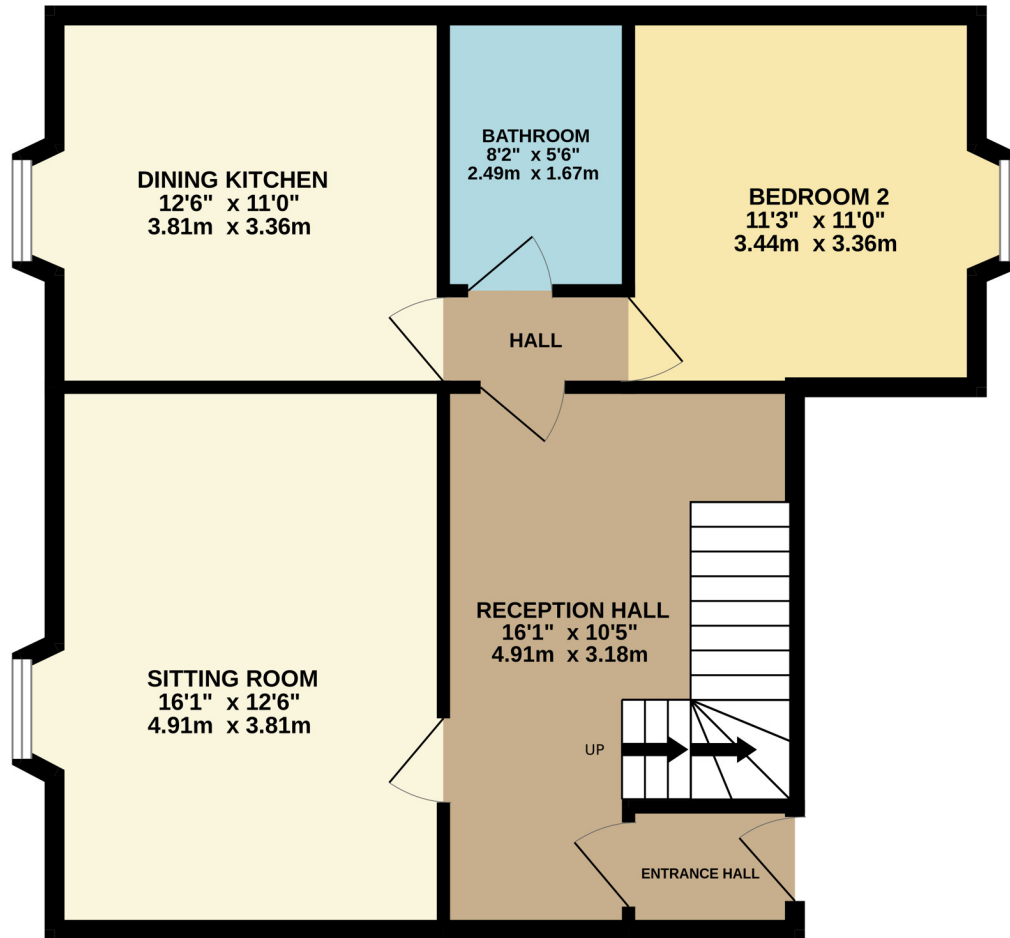
Gas central heating.

Extras

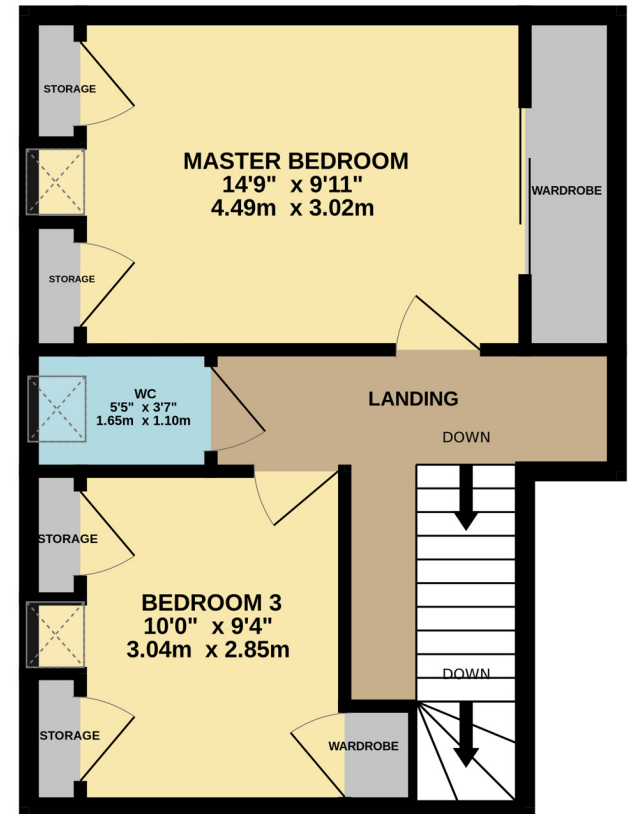
All contents of the property are included in the sale*

*No guarantees or warranties

GROUND FLOOR



1ST FLOOR



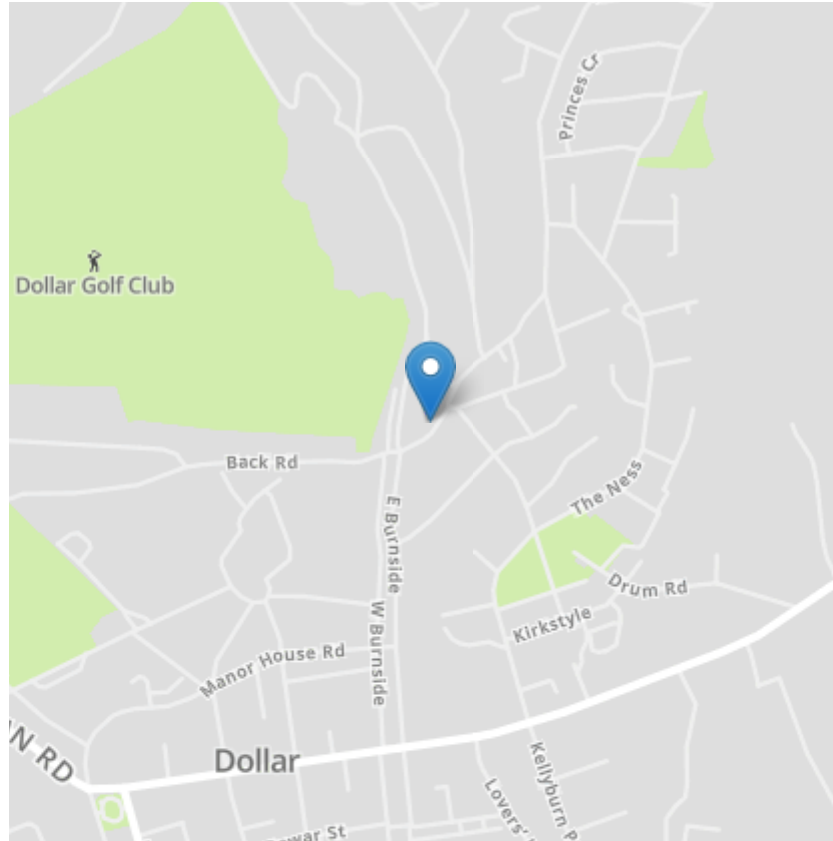
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 HIGH STREET, - A BETTER PLACE TO LIVE

Nestled at the foot of the Ochil Hills, Dollar is a popular village with ideal commuter links across Scotland. The village itself provides a good number of local amenities including a Post Office, supermarket, a variety of local shops, cafes, a restaurant and local bar and pub. Located only 20 minutes from Gleneagles, it is a mere 30 minute drive from Edinburgh Airport. Schooling is available with Strathdevon Primary School and the renowned private education facility of Dollar Academy. Leisure facilities include Dollar Golf Course and the Historic Castle Campbell with many nature walks through the picturesque setting of Dollar Glen.



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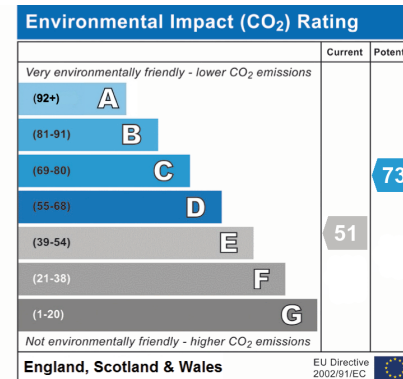
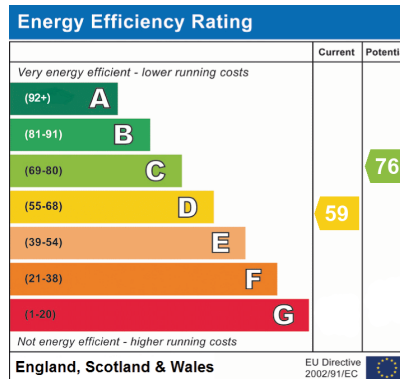
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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.



Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

