

17 Campbell Street, Dollar



Law Location Life

17 | Campbell Street | Dollar

Delightful and charming Traditional Mid Terrace Cottage, situated in the much sought after Town of Dollar.

The property has recently been redecorated and offers deceptively spacious accommodation comprising; Entrance Vestibule, Hallway, Sitting Room, Inner Hallway, Kitchen, downstairs Bedroom & Bathroom and upstairs to a Master Bedroom with En Suite Bathroom.

Externally the property further benefits from an attractive South East facing rear garden and on street parking.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the entrance vestibule. There is a door providing access into the hallway.

Hallway

The hallway has doors to the sitting room and bedroom 2.

Sitting Room

A good sized reception room with storage cupboard, window to the rear, door into the inner hallway and staircase to the upper level.

Inner Hallway

The inner hallway provides access to the kitchen, bathroom and rear garden.

Kitchen

The kitchen has a good range of storage units at base and wall level, worktop and sink and drainer. Fitted appliances include oven, electric hob and extractor fan. There is space and plumbing for a washing machine and fridge/freeze and a window to the rear.

Bathroom

The bathroom comprises; corner bath with shower over, w.c, pedestal wash hand basin and chrome towel radiator. There is a window to the side.

Bedroom 2

Situated on the ground level, bedroom 2 is a double bedroom with shelved recess with additional storage below and window to the front.

Upper Level

A small landing with Velux window to the rear, provides access into the master bedroom.

Master Bedroom

A large master bedroom with Velux windows to the front and rear and door into the en suite bathroom.

En Suite Bathroom

A modern bathroom comprising; bath with shower over, w.c, pedestal wash hand basin and chrome towel radiator. There is a Velux window to the front.

Gardens

The property benefits from an attractive South East facing rear garden. There are patio areas and two storage sheds.

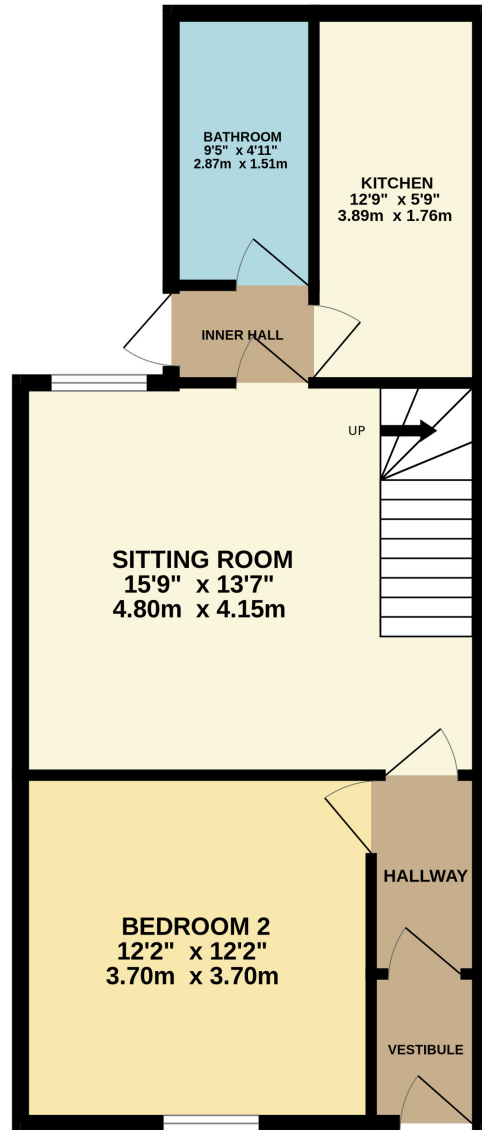
Parking

There is on street parking available directly outside the property.

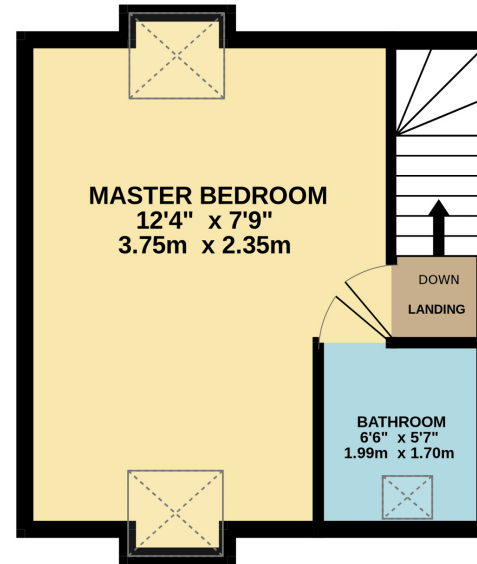
Heating

Gas central heating.

GROUND FLOOR



1ST FLOOR

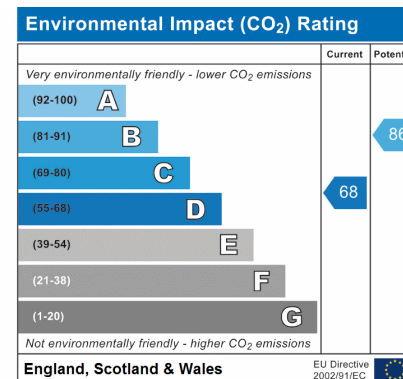
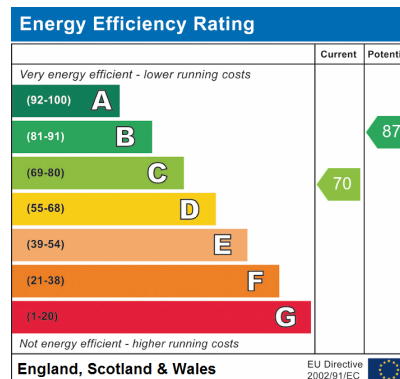
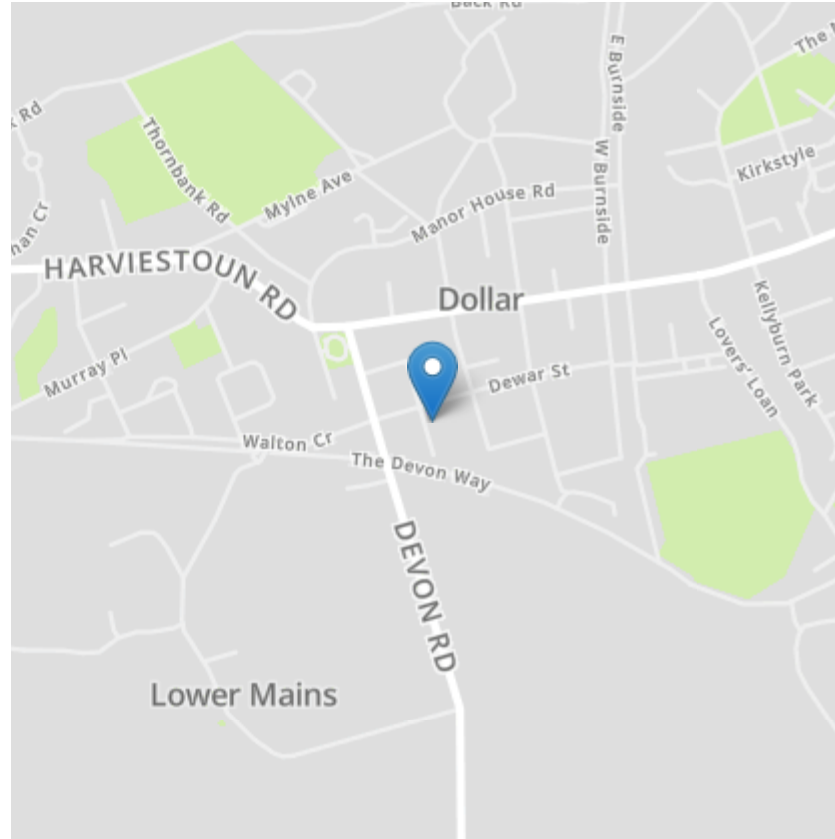






CAMPBELL STREET, DOLLAR - A BETTER PLACE TO LIVE

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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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

