

19 STATION ROAD, DOLLAR FK14 7EL

HARPER & STONE
ESTATE & LETTING AGENTS





19 STATION ROAD

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PROPERTY FEATURES

- Commercial premises (Class 1A) extending to 87.24 sqm
- Prime location
- Long established footfall
- Fantastic development opportunity
- Attractive corner plot position
- Stripped back and ready for new installations
- Vacant possession
- Sold as seen

Harper & Stone are delighted to present to the market the former premises that was known as Devlin's Family Butchers at 19 Station Road. The prospective purchaser has the enviable opportunity to acquire a sought-after commercial premises extending to 87.24 sqm within Dollar.

The premises is positioned on a corner plot on Station Road/Dewar Street with an attractive stone frontage and large shop windows to the front and side. Internally, the premises has been stripped back and is ready for new installations and fit out. Pipework for the electric and water connections have been cut back to the mains. There are 3 separate rooms and a WC within the property, which can be reconfigured at the discretion of the new owner.

The property will be sold as seen.

Viewings are strictly by appointment only via Harper & Stone.

Water: Mains
Sewage: Main
Heating: Gas



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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, 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.



