

40 BRIDGE STREET, DOLLAR FK14 7DE

HARPER & STONE  
ESTATE & LETTING AGENTS



# 40 BRIDGE STREET

DOLLAR, FK14 7DE

## PROPERTY FEATURES

- Pristine condition office space of circa 46 square meters
- Two office rooms with modern décor
- Spacious fitted kitchen/break room
- Fitted WC
- Prime position in the centre of Dollar
- No chain

Harper & Stone are delighted to present to the market 40 Bridge Street in Dollar. This commercial premises classed as office space is presented in pristine condition with a modern flair to the décor. It's prime location within the town offers easy access for prospective clients.

Entry is through double doors into a small entrance hall, which opens to the main office area. This area is spacious enough to have multiple desks or to be laid out to the buyer's preference. A private office has been sectioned off with glass partitions, without obstructing the natural light flow through the property from the large window at the front.

At the far end of the main office area, a step up through an archway leads to the kitchen/dining area, which is equipped with an integrated dishwasher, sink and also provides space for at table and chairs. Velux windows above bring in natural light.

Off the kitchen/dining is the WC, providing a simple but practical WC and wash hand basin with floor-to-ceiling wall tiles.

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.

Viewings are strictly by appointment only via Harper & Stone.



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Rateable Value: £6,200 per annum

EER Band TBC

Water: Mains

Sewage: Mains

Heating: Gas

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.



