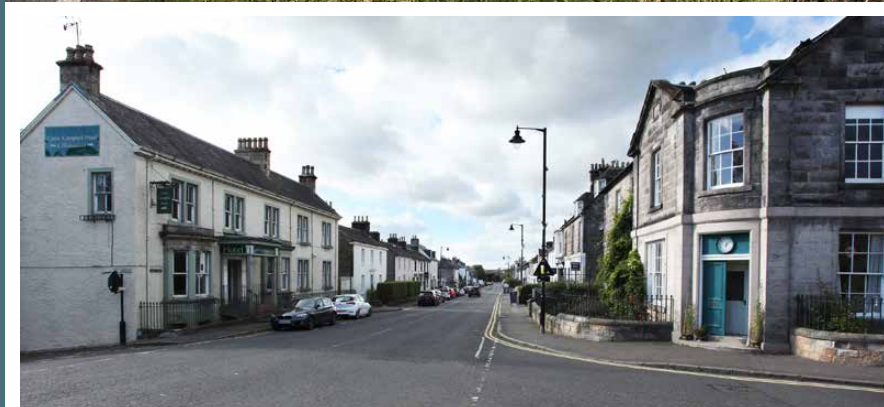
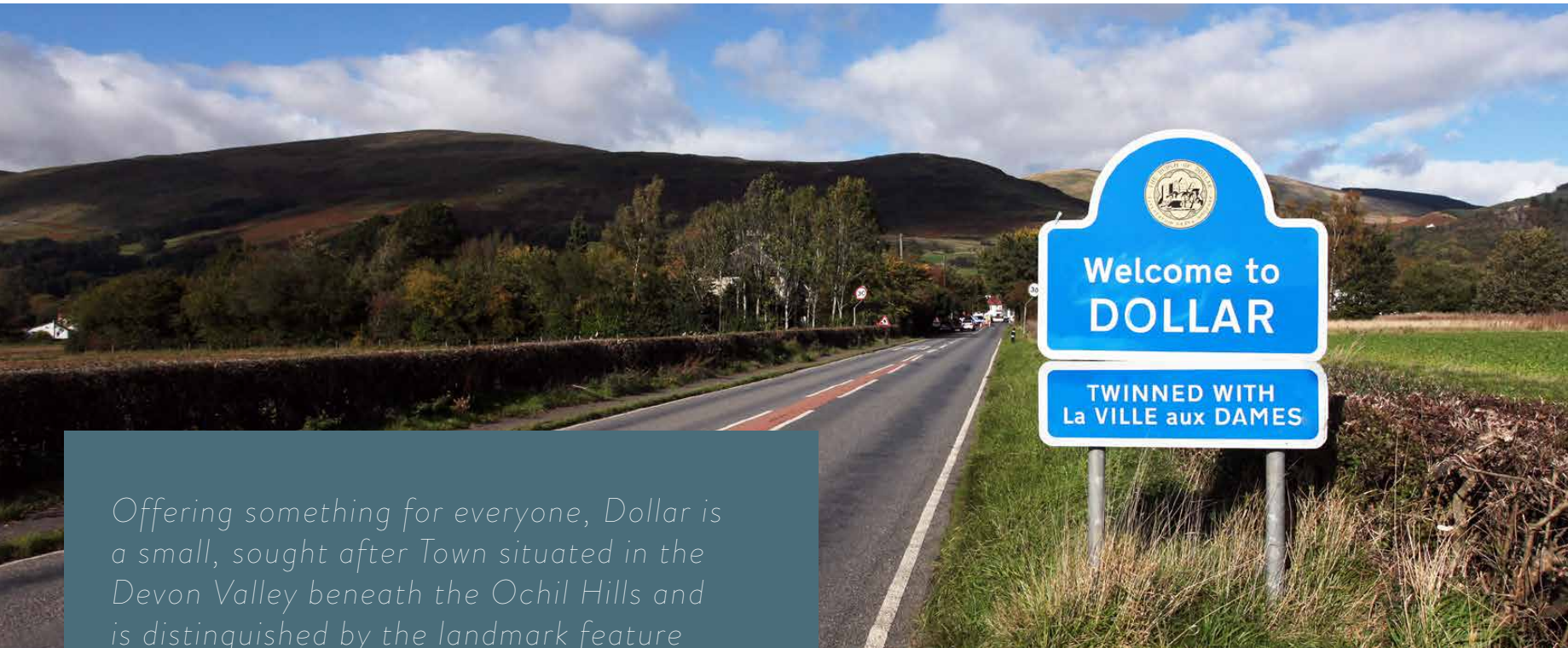


11a Station Road

DOLLAR, FK14 7EJ





Offering something for everyone, Dollar is a small, sought after Town situated in the Devon Valley beneath the Ochil Hills and is distinguished by the landmark feature of Castle Campbell. It is ideally placed geographically with Edinburgh, Dunfermline, Stirling, Falkirk, Perth and Glasgow all less than one hour away by road. The nearby Kincardine Bridge and New Clackmannanshire Bridge provide access to the principal road network of Central Scotland.







The historic city of Stirling is approximately 20 minutes away by car and has all the facilities you would expect of a city; Dollar itself has a variety of local convenience shops, a hotel and pub. The attractions of The Trossachs and The Highlands are also within easy reach by car. Additionally, the well-known facilities of Gleneagles Hotel lie a short distance to the northwest. There is a wide range of activities within Dollar and the surrounding area: sightseeing; golf at Dollar, Muckhart and Gleneagles; fishing on the Rivers Devon and Tay as well as Loch Leven; hill walking in the Ochils and Trossachs; cycling; paragliding and, horse riding. Sterling Mills, in nearby Tillicoultry, is a well-known shopping destination. Dollar Academy is the United Kingdom's oldest co-educational day and boarding school with notable achievements in academic, sporting and artistic fields.

Dollar and the immediate area are popular residential districts due to the ongoing popularity of Dollar Academy for schooling and the attractive built environment of Dollar itself with its central Conservation Area and many listed buildings, notably the William Playfair designed main School Building. The village itself has a good selection of shops as well as a Hotel and Pub Restaurant, Medical Centre, Primary School, Village Museum and Library as well as Tennis, Golf, Squash, Cricket, Bowls

and Curling Clubs. The Ochil Hills along with the Trossachs to the west provide ample hill walking opportunities. Sterling Mills in nearby Tillicoultry is a well-known shopping destination and further retail amenities are available in Stirling and Dunfermline as well as further afield in Edinburgh and Glasgow.

Dollar and its immediate locality are home to commuters who travel throughout the central belt including to the city centres of both Edinburgh and Glasgow. The nearby Kincardine Bridge and the new Clackmannanshire Bridge are approximately ten minutes' drive to the southwest and provide access to the principal central Scotland Motorway network throughout the central belt; the M90 to the east at Kinross provides access northwards to Perth and thereafter Dundee and Aberdeen. There is a train station located in Alloa.





*Set in one of the most picturesque and popular small Towns of Scotland, Wardlaw House is an exciting new development with 4 luxury apartments. This charming development of apartments offers three apartment types - to suit a variety of needs and aspirations.*

## LIVING THE LIFESTYLE

Set in the heart of the Town and in walking distance to all amenities including cafes and shops, Wardlaw house offers the very best in modern contemporary living. Architects have carefully planned the development to include a stylish, yet highly practical, range of just four bespoke apartments.

Relax In your new home, which has been designed and built with you in mind. You will find light, spacious, rooms in which to enjoy living to the full. Wardlaw House offers a perfect environment for couples and families. All will enjoy the feeling of fresh air and freedom in this stunning location set against the backdrop of the Ochil hills.

Everything is unexpectedly exceptional – from the breadth of choice to flexible living spaces. Everything is to a high specification, meaning you can proudly showcase your very ‘individual’ home as a “cut-above” for a long time to come.

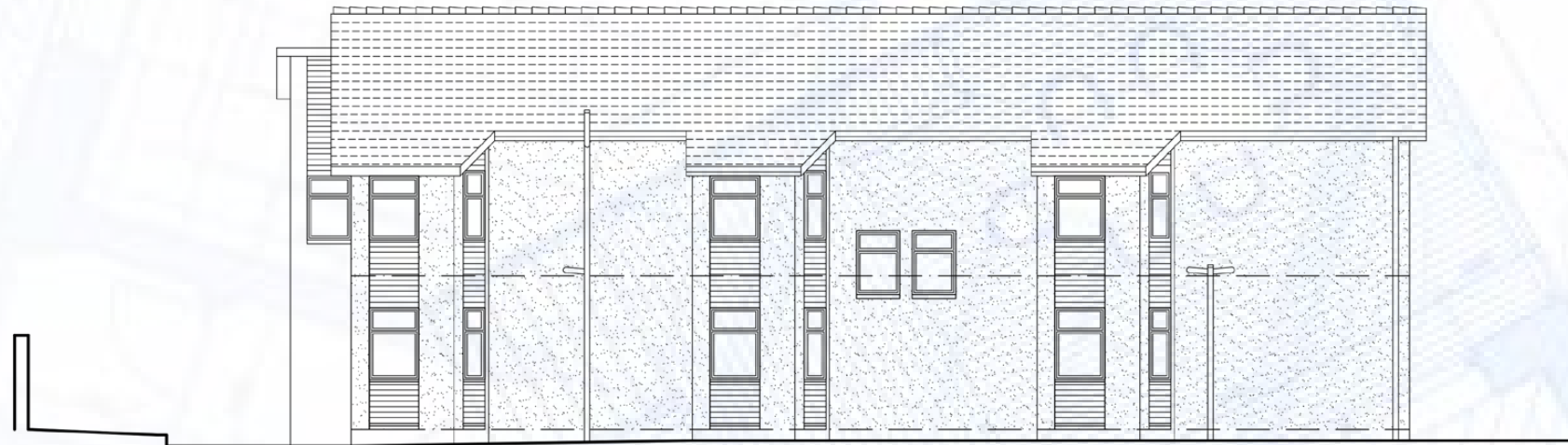


Part Exchange available. **11a Station Road** is a superb, ground floor (front facing), two bedroom home, which is spacious and highly functional. Accommodation comprises two bedrooms, lounge, kitchen bathroom and private garden with disabled access. This apartment has a front and back door with a useful store to the rear of the building. Call us to hear about any incentives that may be available.

Early reservations will allow the discerning buyer to choose kitchen, shower room and flooring. Call us to discuss the chosen range of white goods

included in the package. Should the client wish to select alternative fixtures and fittings, an agreed sum would be available as a credit against the cost of the client's actual selection.

All apartments have been designed for ease of maintenance and are surrounded by landscaped grounds. 11a also has a private garden to the front. To the rear is an enclosed bin area with additional storage and a shared communal garden.



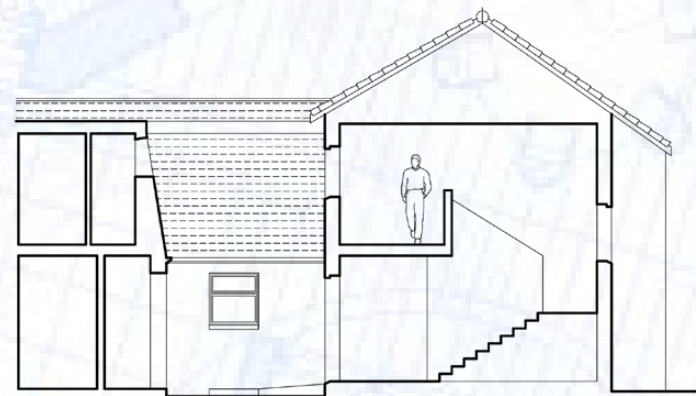
NORTH ELEVATION AS EXISTING



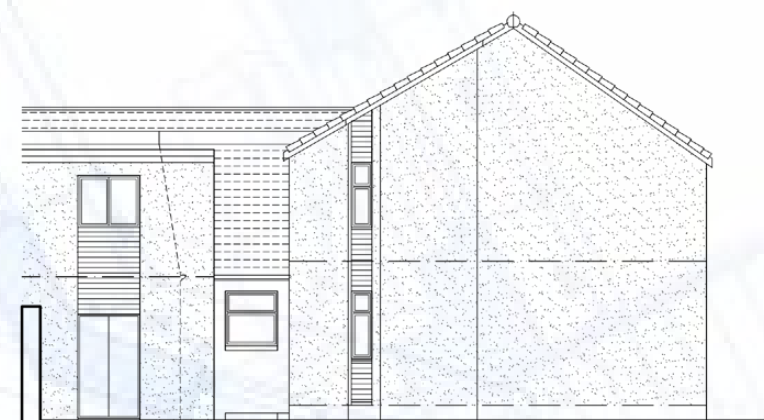
CROSS SECTION THROUGH COTTAGE AS EXISTING



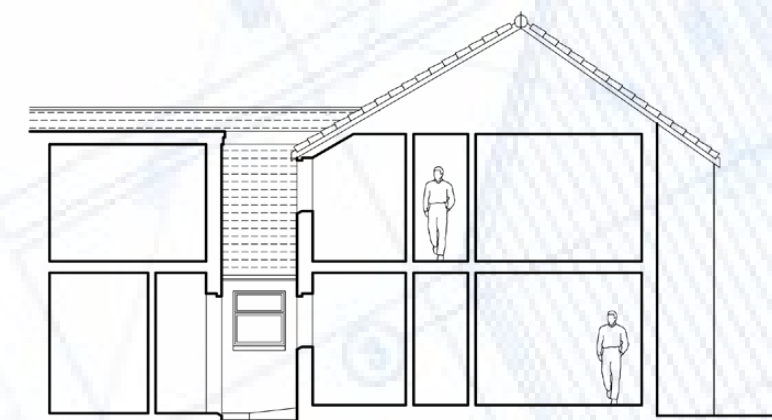
STATION ROAD ELEVATION AS EXISTING



CROSS SECTION THROUGH MAIN STAIR AS EXISTING

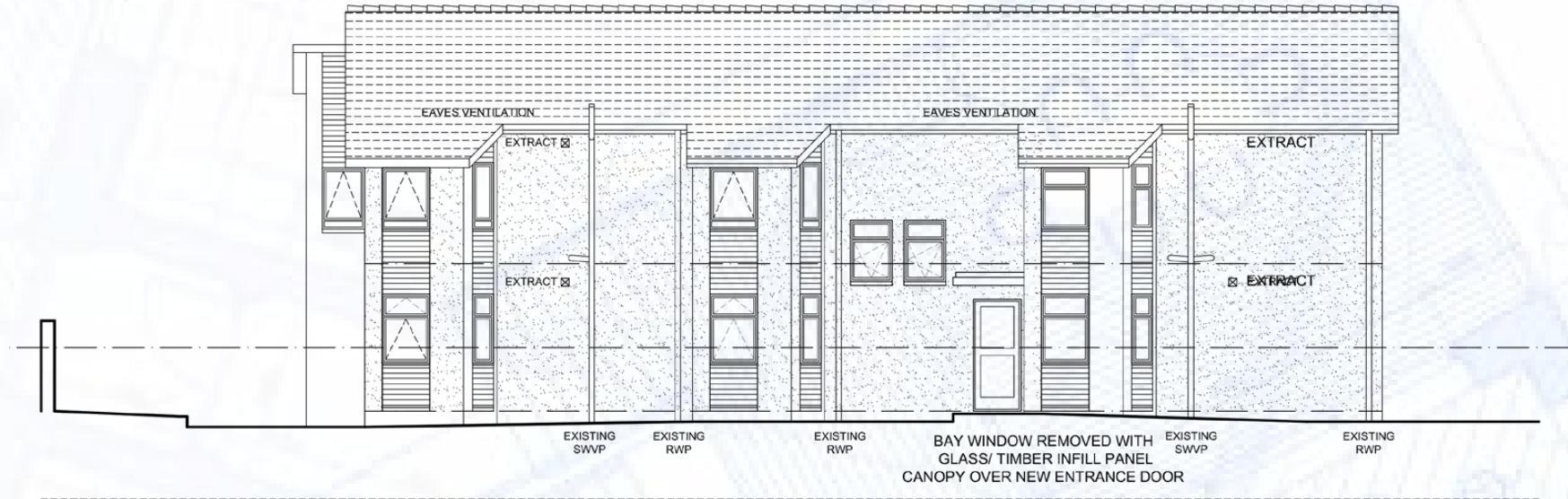


REAR ELEVATION AS EXISTING

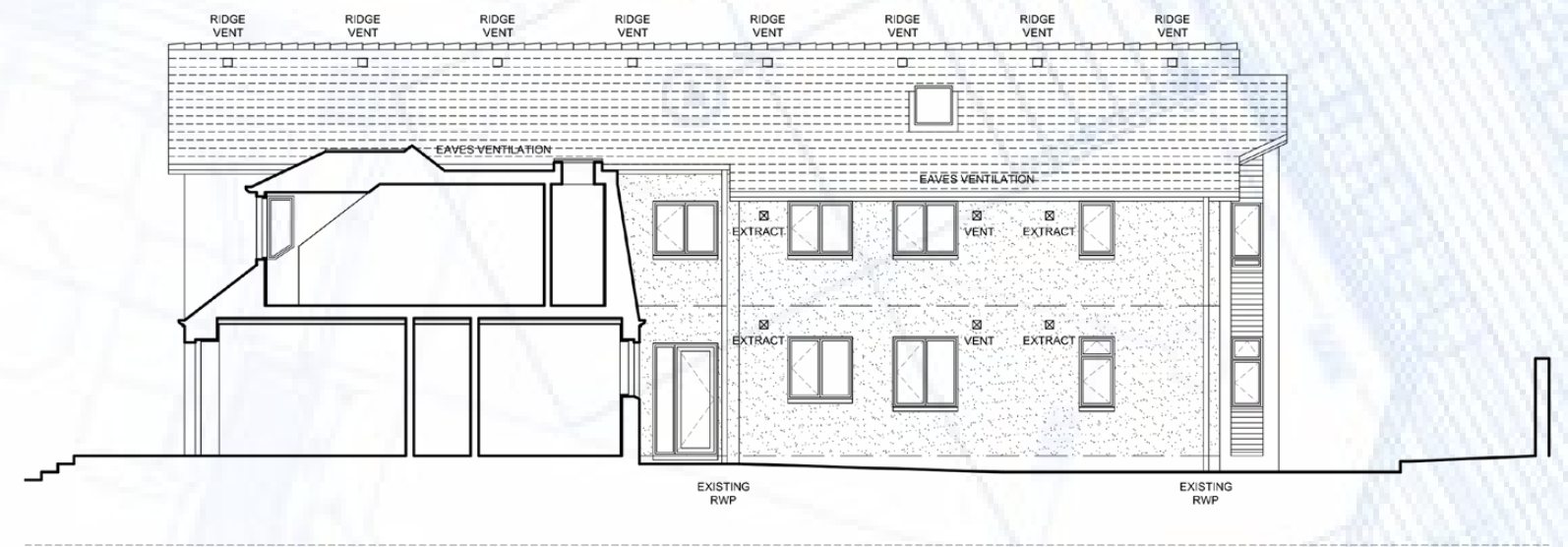


CROSS SECTION THROUGH MAIN BUILDING AS EXISTING

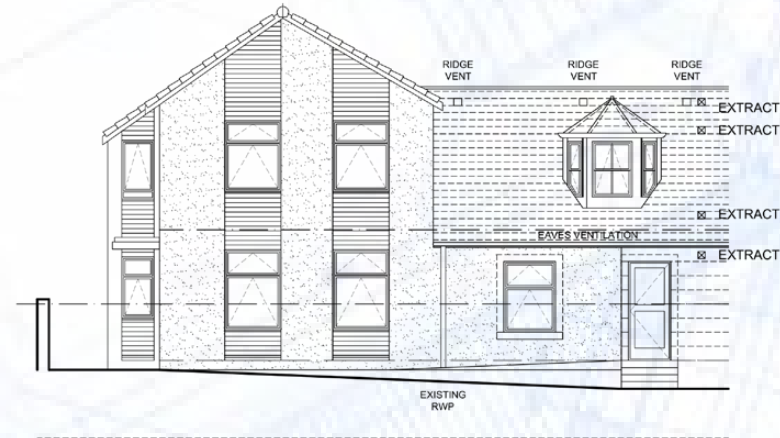




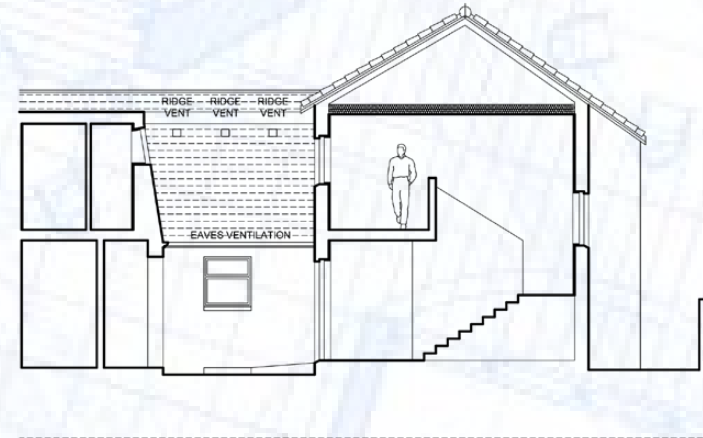
NORTH ELEVATION AS PROPOSED



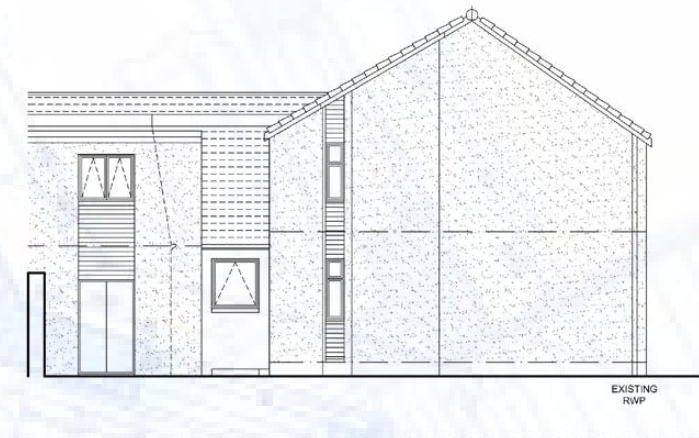
CROSS SECTION THROUGH COTTAGE AS PROPOSED



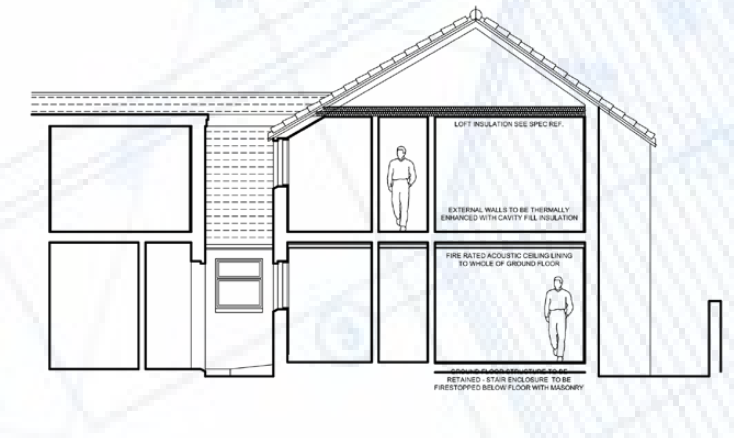
STATION ROAD ELEVATION AS PROPOSED



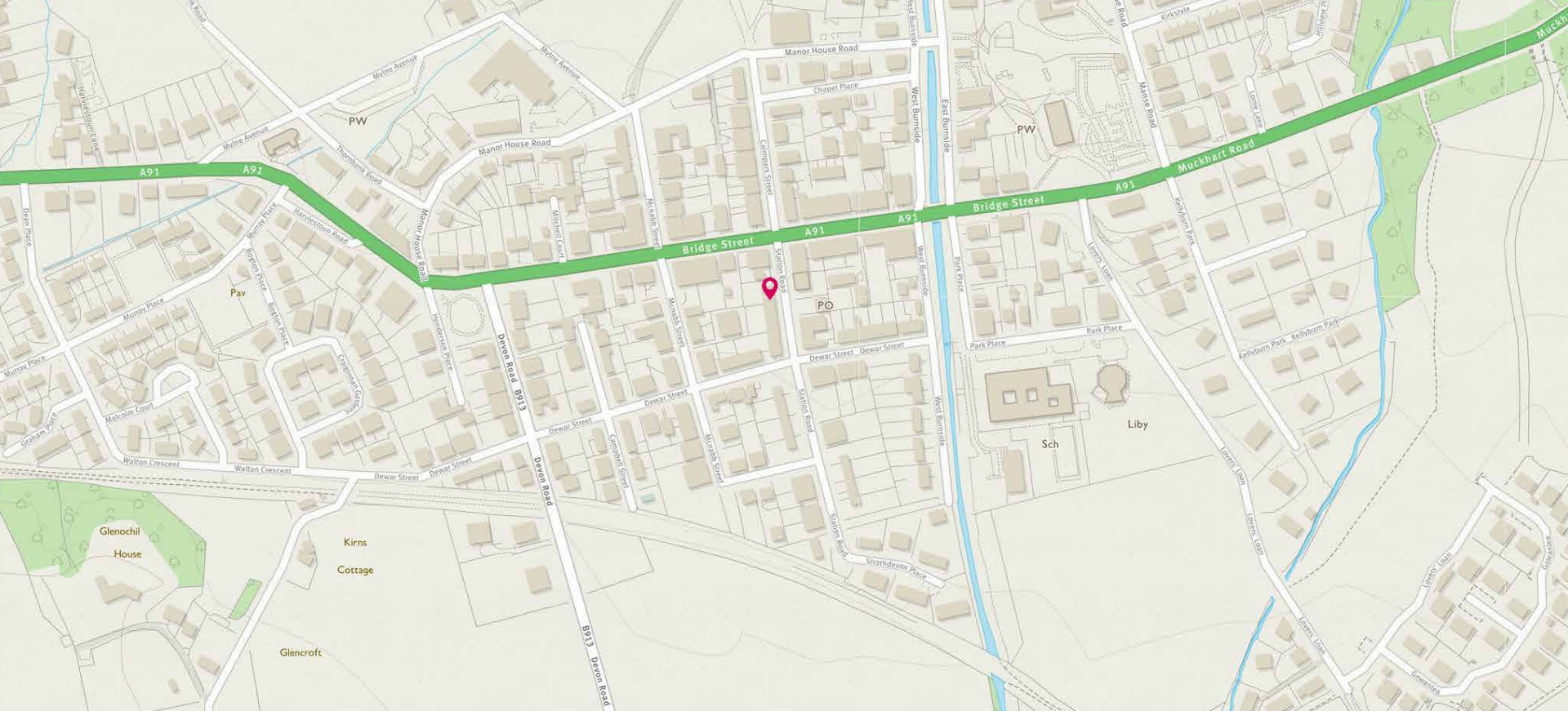
CROSS SECTION THROUGH MAIN STAIR AS PROPOSED



REAR ELEVATION AS PROPOSED



CROSS SECTION THROUGH MAIN BUILDING AS PROPOSED



# McEwan Fraser Legal

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