



WARDLAW HOUSE

11 Station Road, Dollar, Clackmannanshire, FK14 7EJ



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A rarely available residential investment opportunity in the sought-after town of Dollar, Wardlaw House consists of a portfolio of four modern flats, with an 11-year lease agreement to a specialist Supported Living enterprise.

- Four residential units.
- 3744 sq. ft. (348 sq. m.) approximate Gross Internal Floor Area.
- Architect-designed conversion, completed circa 2020.
- Communal Resident's Spaces and Staff Office/Facilities.

General Description

Wardlaw House is a semi-detached, residential building at 11 Station Road in Dollar, incorporating four modern flats and a staff office. Redesigned by the bespoke architectural firm mparchitecture in Stirling, the former care home building was thoughtfully converted and comprehensively refurbished in c. 2020 to provide four individual dwellings - each affording comfortable, contemporary living accommodation.

The individually designed property is set back from Station Road and comprises a modern, two storey building, which has been extended around a traditional, semi-detached cottage. The façade of the building has been finished with classic harling, marrying the old with the new, and the modern wings have been finished with dark roof tiles to accent the traditional slate roof of the original cottage.



The plot stretches around the building to the North, providing access to the rear of the plot, where there is a private patio terrace and a resident's entrance.

The property benefits from modern PVC double glazed windows and each of the flats have been decorated to a contemporary standard.

Each flat has been appointed with:

- A modern kitchen finished with tile effect linoleum flooring and fitted with a good range of contemporary wall and floor units, incorporating: an integral electric oven/grill and a hob; a stainless-steel sink and draining board; a fridge; and a washing machine.
- A gas-fired combi boiler.
- A principal bedroom suite with a contemporary shower room, finished with tasteful fixtures and finishes.

Accommodation Summary

Ground Floor

Apartment C:

Hall with deep storage cupboard, Sitting/Dining Room, Kitchen, Double Bedroom with en-suite Shower Room, Double Bedroom 2, and Shower/Wet Room.

A two-bedroom, ground floor apartment which benefits from its own private, main door access from the front of the building, via a set of steps or a paved ramp with railings.

The main door is set within the charming façade of the original semi-detached cottage and opens into a bright and spacious sitting/dining room. Apartment C also has an entrance door from the communal resident's hall into its own private hall.

Apartment D:

Hall, Sitting/Dining Room, Kitchen, Double Bedroom with en-suite Shower Room, Bedroom 2, and Shower Room.

First Floor

Apartment A:

Hall, open-plan Kitchen/Sitting/Dining Room, Principal Bedroom with en-suite Shower Room, Double Bedroom 2 (currently utilised as Sitting Room), Double Bedroom 3, and Bathroom







Apartment B:

Hall, Sitting/Dining Room, Principal Bedroom with en-suite Shower Room, Bedroom 2, and Shower Room.

Common Areas

Shared Resident's Foyer and Stairwell, with two entrance doors from the North and East of the building.

WC and Storage Cupboard.

Staff/Manager's Office.

Paved resident's garden to the East, sheltered by a combination of tall walls and timber privacy fencing, which features wide borders for planting and an area of timber decking.

Situation

Wardlaw House sits on a sought-after street in the historic and popular small town of Dollar. Leading South off the vibrant main thoroughfare of Bridge Street, Station Road is within a short walk of the town's central amenities and also benefits from lovely views to the hills which rise beyond the village to the North.

Lying in the heart of the Central Belt, Dollar has earned enduring popularity, due to its historic charm and commutability to both Edinburgh and Glasgow. The town centre is a designated Conservation area and is distinguished by the landmark features of Castle Campbell and the renowned Dollar Academy, which was originally designed by William Playfair. The town offers a good selection of shops as well as a Post Office, Medical Centre, Primary School, Village Museum and Community Centre. The village has fostered a strong sense of community and there are a number of local communities and clubs including Tennis, Squash, Cricket and Bowls.

There is a local golf course within Dollar and Sterling Mills in nearby Tillicoultry is a well-known shopping destination. Dollar Academy is one of the country's oldest co-educational day and boarding school and attracts international repute. There is also a primary school in the village and secondary education in nearby Alva. Dollar is popular with commuters to both Edinburgh and Glasgow, as well as Stirling. The nearby Kincardine and Clackmannanshire Bridges are a short drive to the southwest and provide access into central Scotland's motorway network. The M90 to the east at Kinross provides access north to Perth feeding into the A90 to Dundee and Aberdeen. There are train stations located in Alloa, Stirling and Gleneagles.

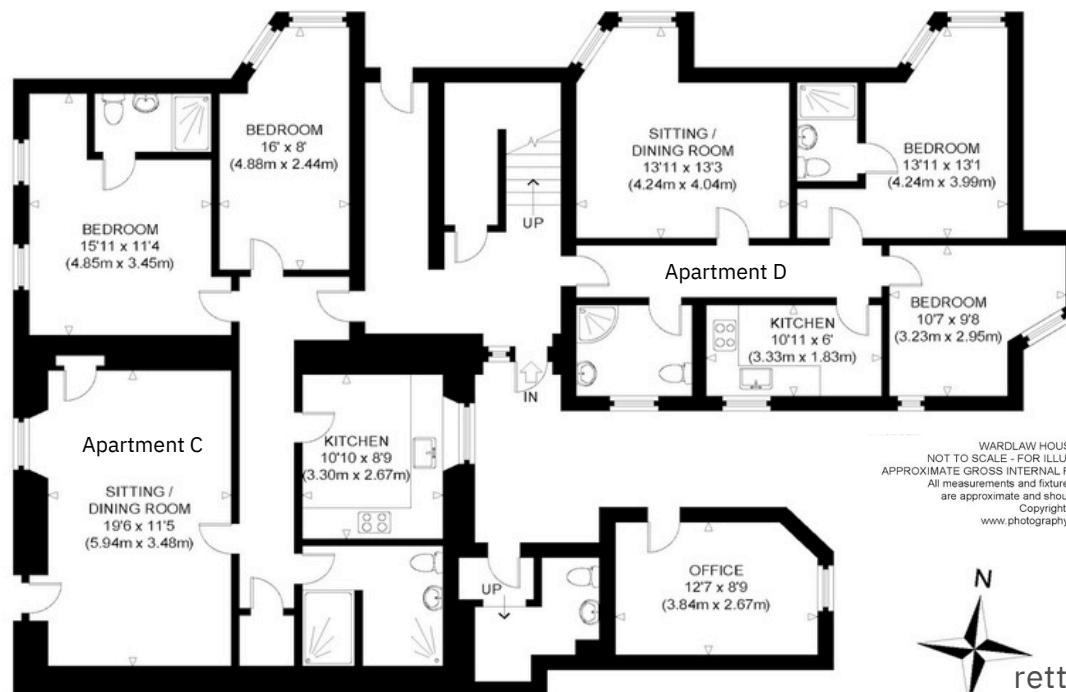
GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH.
Tel: 0131 220 4160.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1824 SQ FT / 169.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1920 SQ FT / 178.6 SQ M

WARDLAW HOUSE, STATION ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3744 SQ FT / 348.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is FK14 7EJ
what3words: /////jukebox.coconuts.quality

Special Note

Further information regarding the lease agreement with Inclusion Homes CIC is available on request from the selling agents.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity, water, and gas, and drainage.

Burdens

Council Tax: Each flat is rated Band D

EPC Rating

Each flat is rated C

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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