



PRIMROSE PROPERTIES

**18 Argyll Street
Dollar, FK14 7AR**



FIXED PRICE £160,000

Well maintained semi-detached villa set within the popular village of Dollar.

The property comprises: entrance porch, hallway, lounge, kitchen, three bedrooms and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private front, side and fully enclosed rear garden. A driveway to the side leading to a large wooden garage provides off street parking.

Dollar is a charming residential village nestled at the foot of the Ochil Hills, lying 13 miles to the west of Stirling. There are a variety of quaint shops and cafes along the main street as well as a museum and town hall. Dollar has various sports facilities including an 18-hole golf course, tennis, squash, bowling and cricket clubs and a nearby equestrian centre. Various picturesque hill walks lead up Dollar Glen to Castle Campbell and nearby River Devon offers seasonal trout fishing. There is a nursery and primary school as well as one of Scotland's most respected private schools, Dollar Academy. For commuting, regular bus routes service Dollar also nearby major motorways provide links to the cities of Glasgow, Edinburgh and Perth

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Entrance Porch 3' 6" x 3' 1" (1.07m x 0.94m)

Entrance porch with tile effect laminate flooring, standard light fitment and built-in storage cupboard housing the electrics. Access to hallway.

Hallway 11' 5" x 3' 4" (3.48m x 1.02m)

Hallway with tile effect laminate flooring, standard light fitment, one double radiator and under stairs storage cupboard. Access to lounge, kitchen, bathroom and stairs to upper level.

Lounge 17' 1" x 11' 8" (5.20m x 3.55m)

Bright spacious lounge with carpeted flooring, feature light fitment and one double radiator. Feature fireplace with electric fire. Three double glazed windows overlooking the front of the property.

Kitchen 17' 1" x 8' 7" (5.20m x 2.61m)

Kitchen fitted with base units. Contrasting worktop incorporating a stainless steel sink with drainer. Space for a gas cooker, upright fridge/freezer and space and plumbing for an automatic washing machine. Wood effect laminate flooring, strip lighting, one double radiator and space for a small table and chairs. Two double glazed windows to the rear of the property. UPVC door gives access out to the side and rear gardens.

Upper Hallway

Upper hallway with carpeted flooring and standard light fitment. Built-in storage cupboard with shelves. One double glazed window to the front of the property. Access to three bedrooms and attic.

Master Bedroom 15' 5" x 8' 6" (4.70m x 2.59m)

Master bedroom with wooden flooring standard light fitment and one double radiator. Built-in storage area with hanging rail. Two double glazed windows overlooking the front of the property.

Bedroom 2 12' 0" x 10' 3" (3.65m x 3.12m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Built-in storage cupboard. Three double glazed windows overlooking the rear of the property

Bedroom 3 10' 8" x 8' 7" (3.25m x 2.61m)

Third bedroom with carpeted flooring, standard light fitment and small double radiator. Built-in storage cupboard. Two double glazed windows to the rear of the property.

Family Bathroom 6' 5" x 5' 4" (1.95m x 1.62m)

Downstairs family bathroom with wet wall panels comprising of a white w.c., sink and walk in shower cubicle with wall mounted shower of the gas mains. Wet room flooring, circular dome light fitment and chrome heated towel rail. Opaque double glazed window to the rear of the property.

Heating and Glazing

The property is heated by a gas central heating system and is fully double glazed throughout.

Gardens

The front garden is laid to lawn with borders of some small plants and shrubs, The rear garden is fully enclosed with a drying area laid to lawn, an area with several plants and shrubs, a slabbed patio area and a large wooden garage.

Driveway

To the side of the property is a driveway with parking for approx. two vehicles.

Extras Included

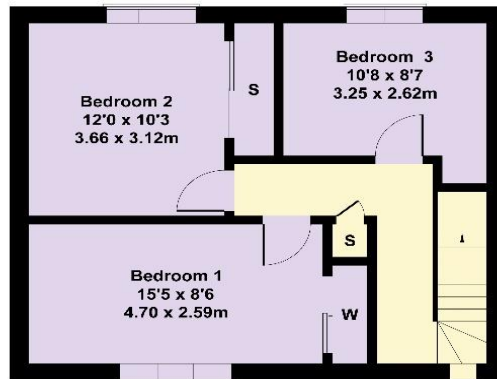
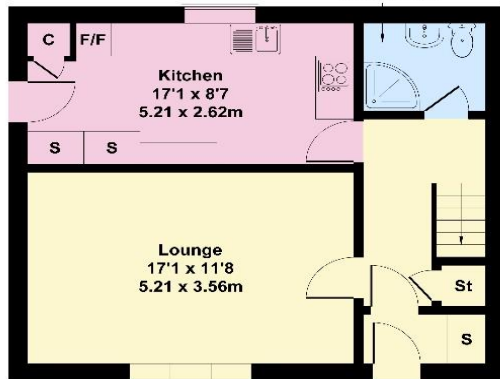
Included in the sale of the property are all floor coverings, light fitments, curtain poles, blinds, electric fire and bathroom fitments.



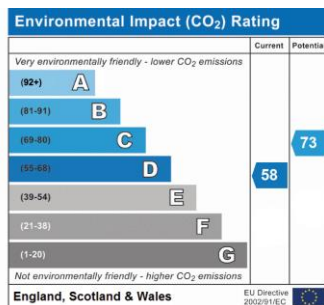
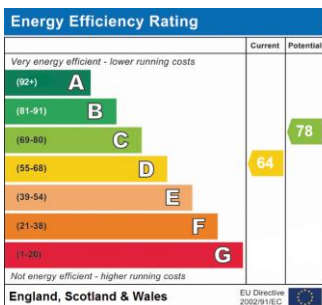
18 Argyll Street, Dollar

Approximate Gross Internal Area
996 sq ft - 93 sq m

Shower Room
6'5 x 5'4
1.96 x 1.63m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Viewings
By appointment through Primrose Properties
01259 222950
sales@primrose-properties.co.uk

Opening Hours
Mon – Fri 9am-5pm
Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

