



3 Gibson Close

Dollar FK14 7DS

Fixed Price £129,999

Caesar & Howie
Solicitors & Estate Agents



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This is a rare opportunity to purchase a one bedroom semi detached bungalow, located in the highly sought after village of Dollar. The property which will suit a variety of buyers, is set within the heart of the village and is within walking distance of all the local amenities, schooling at all levels including Dollar Academy and road links to both Edinburgh and Glasgow makes it an ideal purchase for the commuter. It boasts well proportioned accommodation throughout, ample storage, a beautiful rear decked area and access to communal garden space. There is also ample on street parking available nearby. Early viewing is highly recommended to fully appreciate this property and its position. Early/flexible entry is available with no onward buying chain involved.

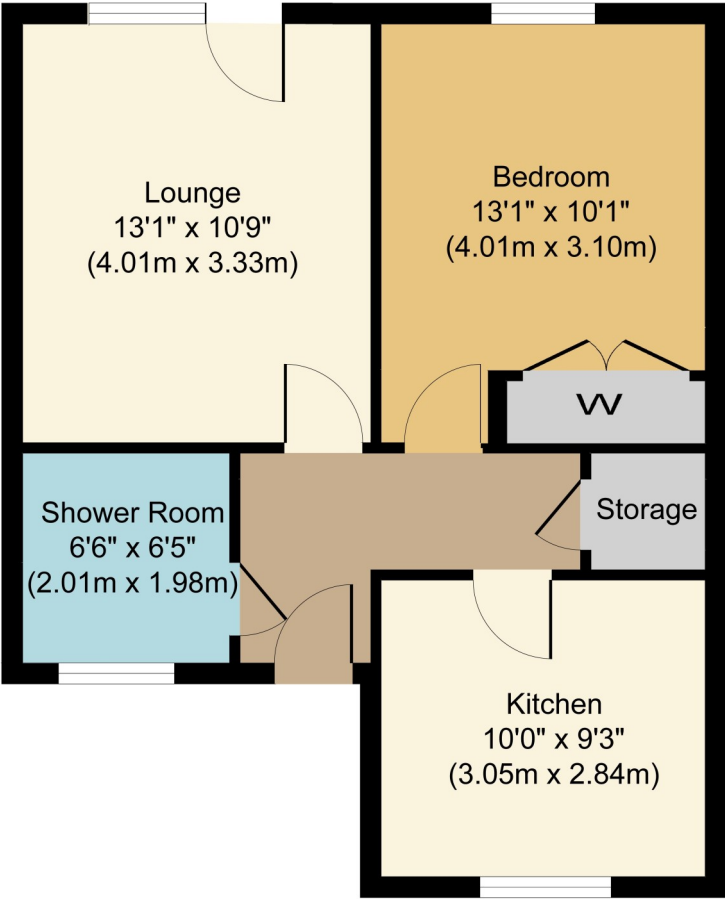
- **Entrance hallway**
- **Spacious lounge with decking to rear**
- **Kitchen**
- **Double bedroom**
- **Shower room**
- **Communal garden**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: C**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.