

18 STRACHAN CRESCENT, DOLLAR FK14 7HL

HARPER & STONE
ESTATE & LETTING AGENTS





18 STRACHAN CRESCENT

DOLLAR, FK14 7HL

PROPERTY FEATURES

- Beautiful 5 bedroom detached family home
- 4 Reception Rooms including a Sunroom
- Ground floor Shower Room
- Approximately 165 Square meters of flexible family living
- Spectacular private rear garden
- Driveway with parking to front
- Close to Local Amenities
- Quiet cul-de-sac location
- Early viewing recommended

Harper and Stone are delighted to be marketing number 18 Strachan Crescent. A beautiful family home with spectacular private garden located on a very sought after cul-de-sac in Dollar. The property is within walking distance to schooling and all amenities within the town.

The accommodation consists of:

Ground Floor: Lounge, Dining Room, Sitting Room, Sunroom, Kitchen, Utility Room, Office and Shower Room.

First Floor: Hall, Five Bedrooms and a Family Bathroom.

The front door opens into the welcoming hallway with under stair cupboard from where the lower living flows. To the right is the front facing lounge with quintuple windows taking in the views to the pretty front garden. This comfortable space also offers a living flame gas fire and side window. To the left is the front facing Sitting/Family room. Continuing down the hallway on the right via folding double doors is the dining room, a lovely light space ideal for entertaining. Next is the beautiful sunroom, with windows on two sides it really brings the outside in. A single glass door gives access to the back garden.

The kitchen presents a good selection of wall and base units in a dark wood finish with ample work surface space making it a very practical space. There is a 4 ring gas hob, with electric oven and grill underneath. The glass back door gives access to the rear garden. At the back of the kitchen also accessed from the hallway is the Utility Room offering ample storage and spaces for 3 free standing appliances. A door from the Utility Room opens into the Office, this has been converted from the garage and has a door leading to the outside. Completing the lower living is a Shower Room with walk in shower, vanity sink with storage below and WC.

Heading upstairs there are 5 Bedrooms and a Family Bathroom. The principal bedroom is front facing with dual aspect windows, wardrobe and storage cupboard. Bedrooms 2 and 3 are also front facing with bedroom 2 benefitting from a storage cupboard. Bedrooms 4 and 5 are both rear facing, bedroom 5 hosts wooden fitted wardrobes and a vanity sink. Completing the upper living is the Family Bathroom with fitted bath, pedestal sink, heated towel rail and WC.

Externally there are private garden grounds to the front, side and rear of the property bounded by timber fences and hedges. Off street parking is provided on the driveway to the front of the property. The front garden is laid to lawn with various mature trees and shrubs offering plenty of privacy. The rear garden again is predominately lawned with deep set borders filled with mature trees, plants and shrubs putting on a beautiful display in the Spring and Summer. A well established apple tree takes pride of place, bearing fruit from late July to the



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end of October. There is a tiered patio ideal for outdoor entertainment and a pond at the back.

Viewing is highly recommended to appreciate all this property has to offer. Viewings are strictly by appointment only through Harper and Stone.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances.

Council Tax Band G
EER Band D

Water Mains
Sewage Mains
Heating Gas

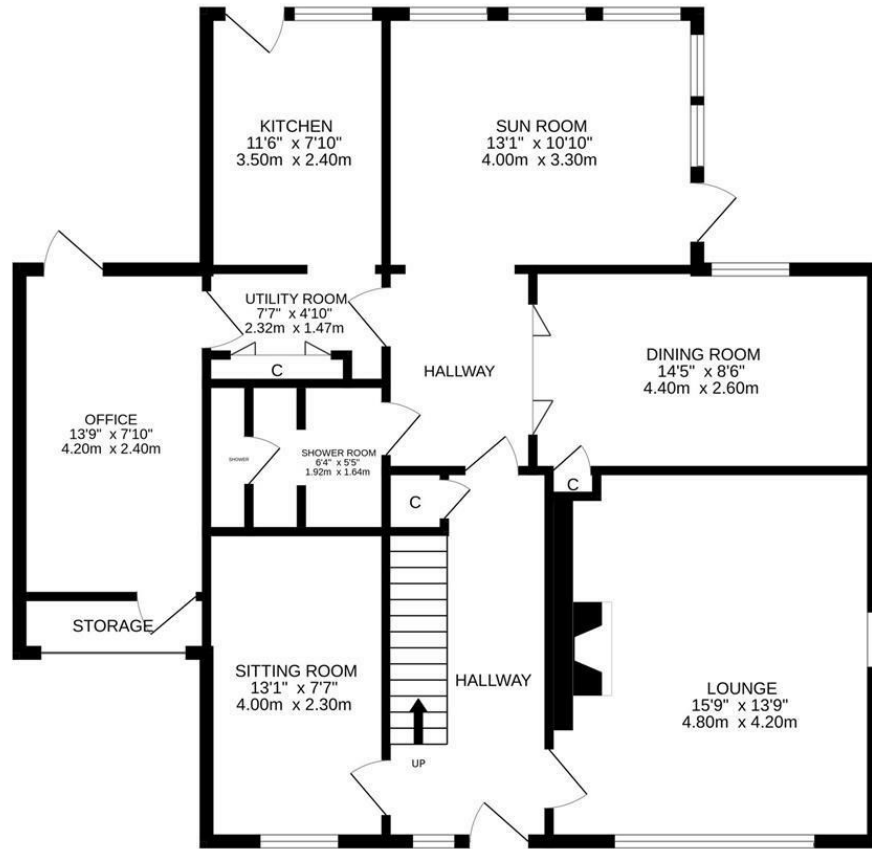
What3words ///grandest.bump.breathy

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, butchers, 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.



GROUND FLOOR



1ST FLOOR

