

CRUACHAN, LOVERS LOAN, DOLLAR FK14 7PG

HARPER & STONE  
ESTATE & LETTING AGENTS





# CRUACHAN LOVERS LOAN

DOLLAR, FK14 7PG

## PROPERTY FEATURES

- **\*\*\*CLOSING DATE SET FOR FRIDAY, 19 APRIL 2024 AT 12PM\*\*\***
- Five bedroom detached split level bungalow of 201sqm
- Open concept kitchen/dining/living room
- Separate formal lounge
- Principal bedroom with newly upgraded en suite bathroom
- Bedroom 2 with en suite WC
- Family bathroom
- Landscaped gardens to front, side and rear
- Driveway with parking for multiple cars
- Single garage with utility room

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Harper & Stone are delighted to welcome to the market Cruachan, Lovers Loan in Dollar, a detached 5-bedroom split-level bungalow that has been upgraded and adapted to accommodate the needs of modern family living. The property is positioned in the sought-after Lovers Loan area of Dollar and is within walking distance to local schools and amenities. Cruachan will appeal to a number of audiences, including those searching for a family home, those requiring single-level living, and for those looking for accommodation with the possibility of creating a separate annexe for multiple purposes.

Entry to the property is into a vestibule which opens into the hallway. Engineered oak flooring flows throughout the living area and hallway. A large cupboard for shoes and cloaks storage is to the right.

Double doors to the left give access to the open concept kitchen/dining/living room. This fantastic, bright space is ideal for modern family living and entertaining alike. White wall and base units flow along two walls within the kitchen, providing an abundant range of storage with complementary white marble-effect worktops. A central island with solid wood worktops is equipped with a 5-zone induction hob, an additional under-counter appliance space, base-unit storage and breakfast bar. Integrated appliances within the kitchen include a dishwasher and double oven (one of which has microwave functionality). A generous pantry is positioned at the back corner of the kitchen and houses the Bosch combi boiler, which was replaced in 2020. The back door is also within this room, giving access to the back garden. A large window provides an outlook to the front of the property, ushering in an abundance of natural light and plenty of space for a sitting area in addition to the dining. There is also a large window overlooking the rear.

Returning to the hallway, Bedroom 2 is the first bedroom on the left. This room is equipped with an en suite WC







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and provides a tranquil outlook to the rear garden. Bedroom 5, currently utilised as a home office, is also a rear-facing room and an ideal dedicated work-from-home space for those with the requirement. It can also easily accommodate a double bed if a fifth bedroom is needed. Bedrooms 3 and 4 are both front facing, generous rooms, and bedroom 3 provides a built in cupboard.

Completing this level is the family bathroom, comprising a wash hand basin within a vanity unit, WC and bath with shower over.

At the end of the corridor, a few steps to the right lead down to the principal suite. This is an extremely private room, providing an en suite bathroom and direct access to the rear garden through French doors, as well as a walk in wardrobe and under stair cupboard for additional storage. The en suite has been recently upgraded, with a statement freestanding bath and floor mounted tap, large shower cubicle, WC and vanity sink unit with heated/Bluetooth mirror above. Electric underfloor heating provides warmth underfoot in addition to an electric heated towel rail. A feature wall with wood panelling an inset lighting finishes the bathroom beautifully. This room could also be utilised as a separate annexe if desired, given that it has direct entry from the rear of the property.

The formal upstairs lounge is a spacious, bright area with a large brick open fire place. Velux windows above bring in natural light and full height and width windows including a sliding door lead on to a decking area, where the South sun and beautiful views of the surrounding countryside can be

enjoyed. To one side of the room is a storage area built in under the eaves, stretching the entire length of the room with a door at each end.

Externally, there is a large wrap-around garden, which is completely secured by fencing to the side and rear, ideal for families with children and/or pets. To the rear is a sunny South facing patio area as well. The driveway at the front allows parking for several cars, and the single garage is equipped with overhead lights and electric power points, providing a designated utility area at the rear with space for additional appliances.

The property benefits from oil fired central heating and a mix of double and triple glazing throughout.

The sale will include all fitted floor coverings, light fittings, blinds, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band D  
Water: Main  
Sewage: Mains  
Heating: Oil

What3Words Navigation: stamp.steps.chestnuts

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, 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.

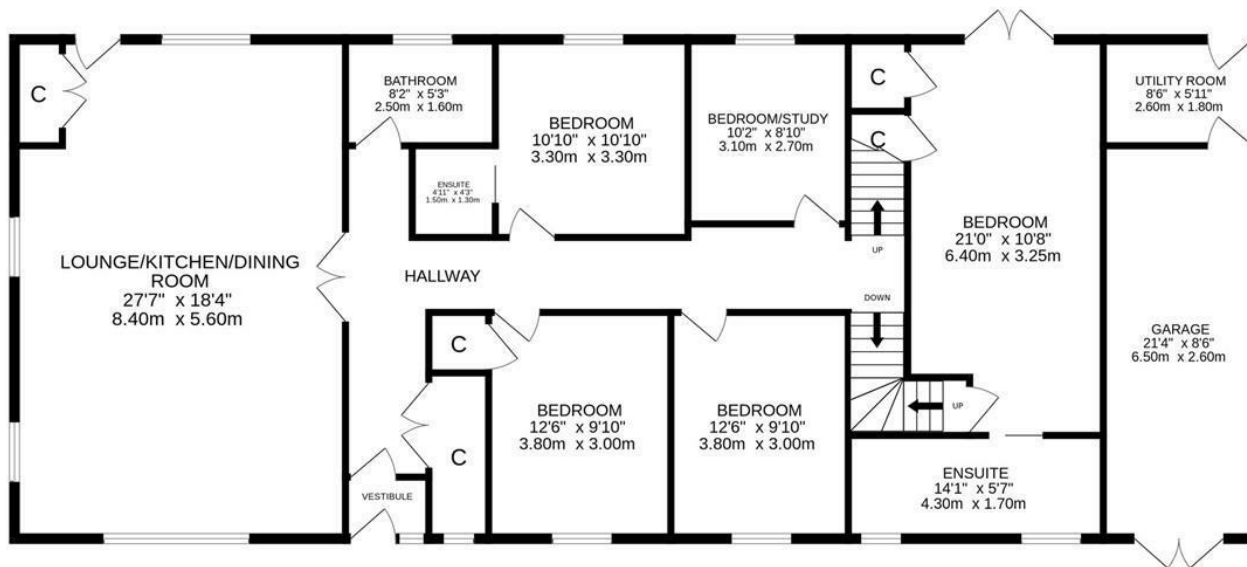








GROUND FLOOR



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