

28 STRACHAN CRESCENT, DOLLAR FK14 7HL

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- Substantial 5-bedroom detached family home
- Flexible living space extending to 210sqm
- Spacious lounge with feature fireplace
- 4 additional reception rooms
- Open plan living space
- Principal bedroom with en suite and dressing area
- Family bathroom
- Mature rear garden
- Driveway with parking for 3 cars
- No chain

CLOSING DATE SET FOR WEDNESDAY, 15 MAY 2024 AT 12PM

Harper & Stone are pleased to present to the market number 28 Strachan Crescent in Dollar. This substantial 5-bedroom detached villa extending to 210sqm, with flexible living space on the ground floor, is set at the top of peaceful cul-de-sac with mature gardens to the rear.

Entry to the property is into the ground floor hallway, where the ground floor accommodation provides flexibility of use depending on individual needs. The lounge is positioned immediately to the right off the hallway. This is a spacious room, with a large front facing window overlooking the front garden. There is an electric fire with surround as the main focal point. Double doors off the rear of the lounge open to the dining/family room areas.

The main hallway leads directly to the kitchen, which is also joined from the dining/family areas, creating a nice flow to the ground floor living space. The kitchen provides a Belling Range Cooker with chimney style extractor above as well as an integrated dishwasher and space for an American style fridge freezer. French doors from the dining open to the decking at the rear of the property, which would be a fantastic space for enjoying alfresco dining in the warmer months.

To the side of the dining area is the rear hall, where the utility room and WC are located. On the right, the utility room provides space for two appliances and adjacent is a WC with sink and heated towel rail. An external door from the hall leads to the rear garden. To the left within the hall, a door leads to a large walk-in pantry, which also houses the boiler. Bedroom 5 is located here, with large glass sliding doors opening to the driveway at the front.

Returning to the dining room, a door at the rear of the room opens to a further two reception rooms separated by double doors. Again, there is flexibility with how these rooms can be utilised and the potential is endless. A lovely







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woodburning stove is the focal point of the rear room and external French doors open to the decking at the rear of the property.

Completing the ground floor is an under-stair storage cupboard.

A staircase leads to the first floor, where there are four bedrooms and an office nook. The principal suite is positioned at the rear of the property, a generously proportioned bedroom with dual aspect windows. Three large built-in wardrobes create a dressing area and the shower room ensuite comprises a shower cubicle, pedestal sink and WC.

The remaining three bedrooms all have built-in storage. The office nook is a bright space and would be ideal for those requiring a dedicated work from home area. The family bathroom is centrally positioned on the first floor and provides a full size bath, separate shower cubicle, pedestal sink, WC and heated towel rail.

Externally, a family sized garden to the rear is fully enclosed and populated with mature trees, shrubs and plants. A stream runs down the far side. To the front is a driveway and a low-maintenance gravel area able to accommodate 3 cars.

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

What3Words Navigation: [streamers.digital.change](https://www.what3words.com/streamers.digital.change)

Council Tax Band F
EER Band C
Water: Mains
Sewage: Mains
Heating: Gas

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.







