

3 MERLIN PARK, DOLLAR FK14 7BZ

HARPER & STONE
ESTATE & LETTING AGENTS





3 MERLIN PARK

DOLLAR, FK14 7BZ

PROPERTY FEATURES

- 5 bedroom rarely available detached family home
- Tucked away in a quiet corner within the town of Dollar
- Spacious lounge with modern gas fire and vaulted ceiling
- Kitchen and dining room with direct access to patio
- Generous utility room with access to the side garden
- Ground floor guest bedroom with en suite shower room
- Principal bedroom with stunning views of the surrounding countryside
- 3 further bedrooms with built in storage
- Double garage and off street parking
- Prompt viewing highly recommended

Harper & Stone are delighted to present to the market 3 Merlin Park in Dollar. Nestled away in a quiet cul de sac, this delightful, detached house extends to 195sqm (2,099sq ft) and is presented in walk-in condition throughout. The property boasts three reception rooms and four double bedrooms as well as one single bedroom, making it an ideal family home offering flexible living throughout. With ample space both indoors and outdoors, this property offers a perfect blend of comfort and tranquillity.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge, Sitting Room, Kitchen, Dining Room, Bedroom with Ensuite Bathroom, Utility Room, Rear Hall and Shower Room.

First Floor: Landing, Three Bedrooms, Study/Bedroom and Bathroom.

Entry to the property is into the vestibule, opening into the main reception hall. To the left is the lounge, offering a dual aspect from large windows along the front of the property. Beautiful views of Ochils can be enjoyed in front of the modern Athena gas fire. Frosted windows allow a flow of light from the snug.

Adjacent to the lounge is the snug, with the ceiling sloping upwards giving the feeling of space and grandeur. French doors open to the decking outside and windows positioned on the upper portion of one wall draws in natural light from the hall.

Next is the kitchen where practicality is key, with a plethora of storage space provided within the country style wall and base units in a white finish, complemented by laminate worktops. Integrated appliances include a double oven with grill feature, fridge freezer, gas hob with extractor and a freestanding dishwasher, which is included in the sale. The 1.5 bowl sink is positioned beneath the window.







3 MERLIN PARK

An archway leads from the kitchen to the dining room, a fantastic space for modern family living. Dual aspect showcase the beautiful views, and sliding doors open to the patio where outdoor seating is available.

Off the kitchen is the well-equipped utility room, with a utility sink as well as a washing machine and tumble dryer that will be included in the sale. There are additional storage cupboards, one of which houses the boiler and hot water tank. An external door is located within the utility leading out to the garage and patio area at the side. Within the utility area is another shower room with a large shower cubicle, pedestal sink, WC and heated towel rail.

Bedroom 5 is on the ground floor, currently utilised as a guest bedroom with an en suite shower room comprising a large shower cubicle, vanity sink, WC and heated towel rail. This shower room is also accessed from the hallway.

Completing the ground floor is a coats cupboard in the hall and concealed under stairs storage.

A quarter turn oak staircase with glass balustrade leads to the accommodation on the first floor.

The principal bedroom is positioned at the rear, with built-in wardrobes and dual aspect windows taking advantage of the stunning countryside views.

Two of the remaining bedrooms also provide built-in wardrobes, while the final room provides attic storage on floor level. All of the bedrooms are good sizes and perfect

for a family.

The family bathroom presents a bath, over bath shower, integrated WC and sink unit with vanity storage and a heated towel rail.

Within the upper hallway is a built-in bookcase, ideal as a library or display case, as well as an additional cupboard for linens and the like.

Externally there are various areas to enjoy the outdoors, with two separate patios, one with a drying area, barbecue and shed. The other patio area can be accessed directly from the dining room through French doors and is a fantastic space for outdoor dining. The garden to the rear and side is mainly laid to lawn, with a gravel area and the borders lined with mature shrubs and trees. Views from the garden are absolutely stunning!

The double garage accommodates two cars, with the added convenience of an electric up and over door.

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

Viewings are strictly by appointment only via Harper & Stone.

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Council Tax Band G

EER Band C

Water: Mains

Sewage: Mains

Heating: Gas with Hive control

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.

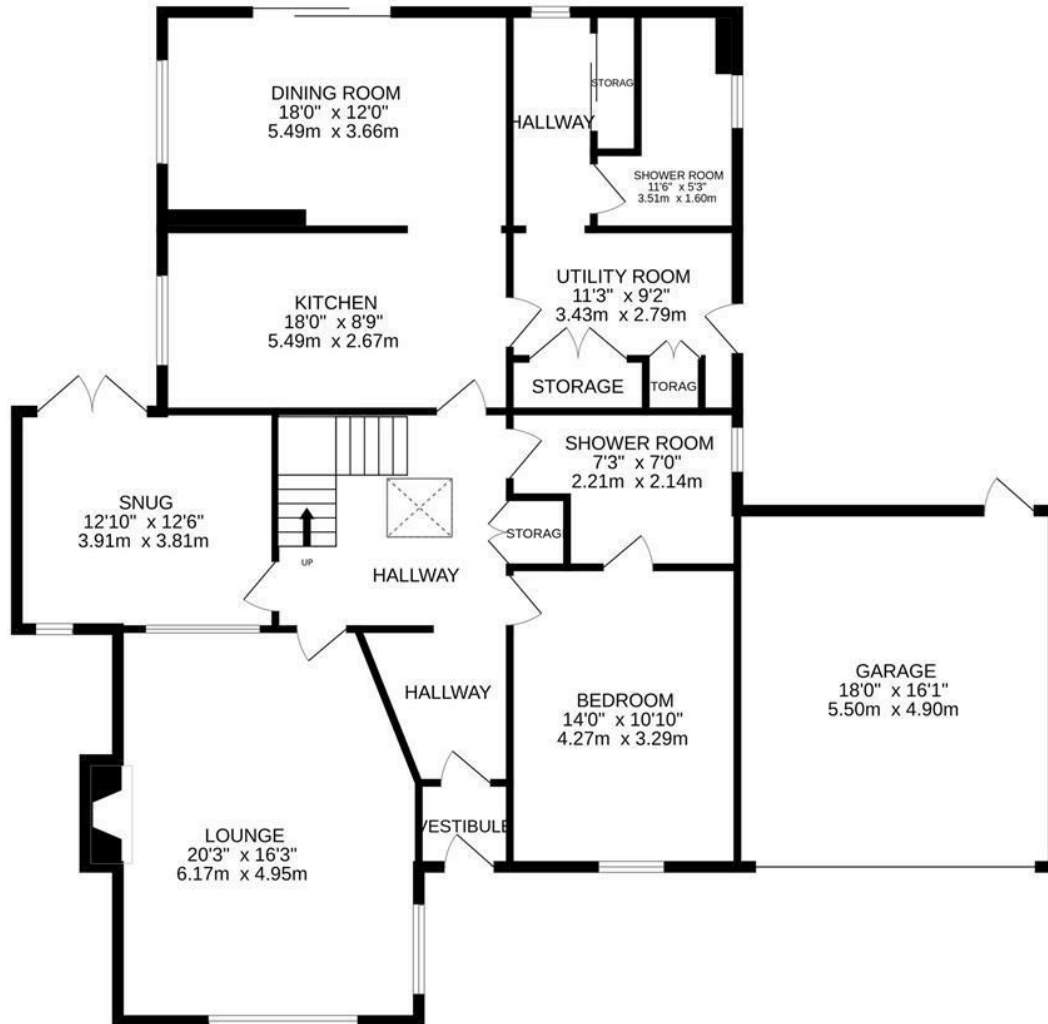
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GROUND FLOOR



1ST FLOOR

