

58 TARMANGIE DRIVE, DOLLAR FK14 7BP

HARPER & STONE
ESTATE & LETTING AGENTS





58 TARMANGIE DRIVE

DOLLAR, FK14 7BP

PROPERTY FEATURES

- 3-bedroom detached bungalow
- Recently upgraded throughout
- Open plan kitchen and dining area
- Large front-facing lounge
- Principal bedroom with ensuite shower room
- Family bathroom with freestanding bath
- Beautifully landscaped gardens to front and rear
- Detached single garage with light and power
- Early viewing strongly recommended

Harper & Stone are delighted to bring to the market 58 Tarmangie Drive in Dollar. Set within landscaped front and rear gardens, this detached bungalow has been recently renovated throughout and is presented in fantastic condition.

Entry to the property is into a spacious vestibule. Immediately ahead is the main hallway from where the bedrooms branch off to the left and living space to the right.

To the right is the bright lounge, with large windows at the front of the property allowing in plentiful natural light.

Adjacent to the lounge is the beautiful open plan kitchen and dining area. There is an abundance of neutral matte wall and base units with complementary quartz worktops. There is a 1.5 bowl sink, four-burner ceramic hob with chimney style extractor and oven with pyrolytic function. Further integrated appliances include a fridge freezer, dishwasher and washer/dryer within the kitchen space. The dining area flows nicely from the kitchen and is a simple and practical space. There is a breakfast bar for additional casual seating as well.

At the far end of the kitchen, an external door opens to the rear garden and patio area.

The principal bedroom with ensuite is positioned at the rear of the property overlooking the tranquil back garden. The ensuite shower room is fitted with a walk-in waterfall shower, modern sink and vanity unit, heated towel rail and WC. Fitted wardrobes provide ample storage without encroaching on the space within the room. The two further bedrooms are both good-sized double bedrooms with a built-in







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wardrobe in each.

The family bathroom provides a 3-piece suite comprising a stunning freestanding bath with shower head attachment, WC and countertop oval sink, as well as a heated towel rail.

Completing the accommodation are a storage cupboard and a large boiler cupboard, both in the hall. The boiler cupboard is a very generous space that also provides cloaks and shoes storage.

The fully enclosed garden has been well thought out and a gravel path around the border provides a wrap-around walking space. A small stream runs along the width of the garden at the far end, adding to the tranquillity of the forest views beyond. Raised decking to one side captures the summer evening sun, a perfect place for alfresco dining. This serene outdoor space is a haven for local wildlife, who happily visit throughout the year.

To the front of the property is a generous landscaped garden area that has been newly planted within the last few years. A long gravel

driveway provides ample parking and leads to the detached single garage providing a wealth of storage.

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

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E
EER Band D
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, 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.





