

2B COWAN TERRACE, DOLLAR FK14 7AP

HARPER & STONE
ESTATE & LETTING AGENTS





2B COWAN TERRACE

DOLLAR, FK14 7AP

PROPERTY FEATURES

- 4 bedroom detached family home
- Substantial lounge with cathedral ceiling
- Dining room with French doors to garden
- Breakfasting kitchen and separate utility room
- Snug or possible bedroom 5 on ground floor
- Master bedroom with en suite shower room
- 3 further double bedrooms
- Family bathroom
- Mature wraparound gardens
- Driveway for two cars plus integral double garage

Harper & Stone are delighted to present to the open market 2B Cowan Terrace in Dollar. This bespoke property was built in 2003 by Hillfoot Homes and is enviably one of its kind. The spacious property providing 4 bedrooms and flexible, practical family living space across 166sqm is centrally positioned for easy access to all amenities and schooling.

The property is portrayed as below:

Ground Floor: Entrance Hall, Lounge and Dining Area, Sitting Room/Snug, Kitchen, Utility Room and Toilet.

First Floor: Landing, Master Bedroom with Ensuite Shower Room and Walk-in Wardrobe, Three further Bedrooms and a Bathroom.

Entry to the property is into a roomy reception hallway which opens to the ground floor living areas.

To the right is the substantial lounge, with a cathedral ceiling feature and triangular bay window enjoying an aspect of the front garden. An archway between the lounge and dining creates an open feel. The dining room is a lovely space with French doors opening to the patio and rear garden. A door to the side leads to the kitchen, which is also accessed from the reception hall.

The breakfasting kitchen is furnished with wood-effect wall and base units complemented by black granite work surfaces. A 1.5 bowl sink sits below the window with a tranquil outlook to the garden. Integrated appliances include a 4-ring gas hob, oven, dishwasher and fridge freezer. There is enough space for a breakfasting table for four.

Off the kitchen is the useful utility room. Within the utility is an additional sink and base units matching the kitchen, with three appliance spaces available. A large cupboard is immediately to the left and the back door leads to the garden. The integral garage with up and over doors is accessible from the utility, a sizeable double garage able to accommodate two vehicles if







2B COWAN TERRACE

desired.

Returning to the reception hall, to the left is the snug, or what could also be utilised as a fifth bedroom. This room is full of light with the dual aspect outlook facing the front of the property and enjoying the West evening sun.

Completing the ground floor level is a convenient cloakroom with WC and wash hand basin as well as an under-stair cupboard.

Taking the stairs to the first floor, the landing is spacious and bright with two deep storage cupboards making use of the eaves. The master bedroom is a generous room, with a South-facing French balcony as an added luxury. Velux windows either side of the bed allow the natural light to flow in. The dressing room is fitted with both shelving and hanging space, while the en suite shower room provides a three-piece suite of shower cubicle with electric Mira Sport shower, WC and pedestal sink.

Bedrooms 2 and 3 are both large double bedrooms, while bedroom 4 is the smallest while remaining a good double bedroom. All of the bedrooms benefit from built in wardrobes. The views from Bedroom 3 of Castle Campbell are simple breathtaking and the velux windows make the entire first floor lovely and bright.

The family bathroom is fitted with a three-piece suite with a full-sized bath, WC and

pedestal sink.

Externally, the property is situated on a large corner plot and is surrounded by mature wraparound gardens planted with a variety of flowering plants and trees. A hedge lining the border ensures privacy and the rear garden area is divided into sections, with a patio seating area as well as a lawn with flowering borders. The driveway can accommodate at least two cars, and there is a large gravel area to the side.

The sale will include all fitted floor coverings, light fittings with the exception of the lounge, dining room and bedroom 2, 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.

Council Tax Band G
EER Band C
Water: Mains
Sewage: Mains
Heating: Mains

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.

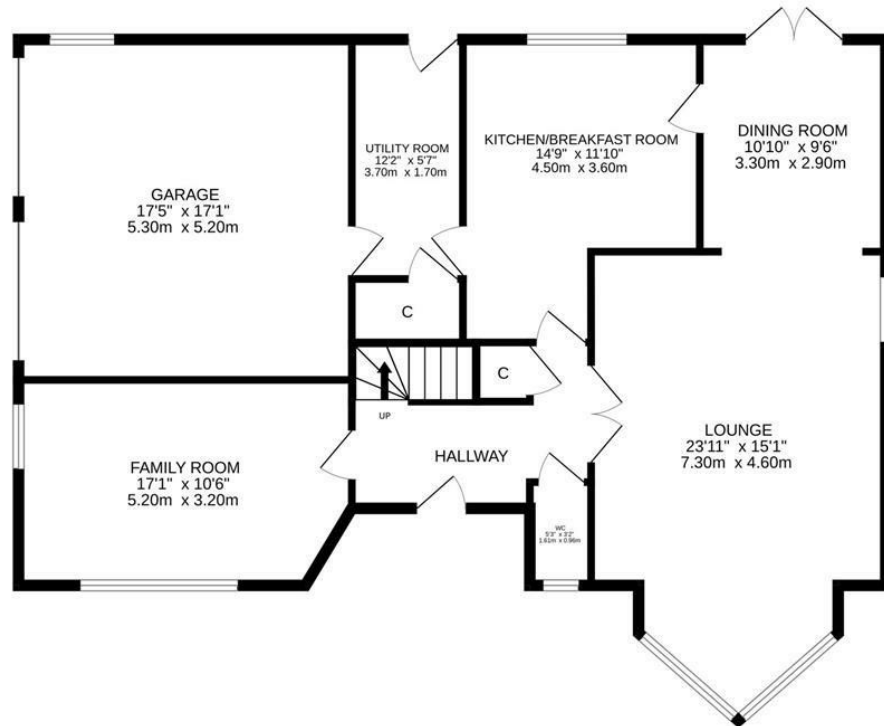
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification 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



1ST FLOOR

