

43 PRINCES CRESCENT, DOLLAR FK14 7BW

HARPER & STONE
ESTATE & LETTING AGENTS





43 PRINCES CRESCENT

DOLLAR, CLACKMANNANSHIRE FK14 7BW

PROPERTY FEATURES

- 4 Bedroom detached home
- Ideally located in a Prime Residential setting
- Flexible living over approximately 119 square meters
- Breakfasting kitchen
- Family bathroom
- Shower room
- Off Road Parking
- Garage
- Early viewing recommended
- Chain Free

Nestled in the charming village of Dollar, this delightful, detached house at 43 Princes Crescent offers a perfect blend of comfort and space. Built in 1975, the property spans an impressive 119 square meters, providing ample room for family living and Harper & Stone are delighted to present it to the current market.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four well-proportioned bedrooms, there is plenty of space for family members or guests, making it a perfect choice for those seeking a family home.

The property boasts two bathrooms, adding convenience for busy mornings and ensuring that everyone has their own space. The exterior of the house is equally appealing, featuring parking for up to three vehicles, which is a rare find in this picturesque area.

Set in a tranquil neighbourhood, this home is surrounded by the natural beauty of Dollar, offering a peaceful retreat while still being within easy reach of local amenities. This property is an excellent opportunity for those looking to settle in a welcoming community with a rich history and stunning landscapes.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen and Utility Room.

First Floor: Hall, Four Bedrooms, Bathroom and a Shower Room.

On entering the property there is a generous hallway with solid wooden floors, the décor is modern and neutral, and there is a useful under stairs storage cupboard located to the right at the far end. To the left is the front facing lounge with picture window overlooking the garden. An open arch leads you through from the lounge to the rear facing dining room offering an open living concept. An internal door opens to the well proportioned kitchen which offers a good selection of wall and base units along with floor to ceiling storage cupboards. A feature archway is a lovely addition, and there is room for a small table and chairs for a relaxed dining option. Integrated appliances include a double oven, induction hob, dishwasher, fridge freezer and space for a free standing washing machine. From the kitchen is access to the back garden and the integral garage.

Heading upstairs there are 4 good sized double rooms, all with either fitted wardrobes or cupboard storage. There is the Family bathroom and a separate shower room, ideal for a growing family.



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Externally there are private garden grounds to the front, side and rear of the property bounded by timber fencing. Off street parking is available to the front of the property on a private mono bloc driveway. The rear garden is predominately laid to lawn with a patio area ideal for outdoor entertaining.

In summary, 43 Princes Crescent is a wonderful family home that combines spacious living with a prime location, making it a must-see for prospective buyers.

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

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.



