

8 PRINCES CRESCENT, DOLLAR FK14 7BN

HARPER & STONE  
ESTATE & LETTING AGENTS





# 8 PRINCES CRESCENT

DOLLAR, FK14 7BN

## PROPERTY FEATURES

- Spacious 4 bedroom detached family home Circa 1980
- Approximately 122 square meters of flexible living
- Beautifully presented throughout
- Lounge/dining room with built in window shutters
- Kitchen with separate breakfasting area
- Principal bedroom with dressing area
- Ample storage throughout
- Private garden with views up to the Ochil hills
- Ideally located for local amenities and schooling
- Early viewing a must

Harper & Stone are delighted to present 8 Princes Crescent. Nestled in the charming village of Dollar, this well-presented property boasts four spacious bedrooms, making it an ideal family home. The location is particularly appealing, as it is within walking distance to both Dollar Academy and Strathdevon Primary School, making it an excellent choice for families with school-aged children.

The accommodation presents as follows.

Ground Floor: entrance hall, hallway cupboard, lounge/dining room, Kitchen with breakfasting area.

First Floor: landing with hall cupboard, master bedroom with dressing room, family bathroom, three bedrooms and a WC.

The bright, welcoming hallway features impressive non-slip wood effect laminate flooring that continues through to the lounge/dining room and up the stairs to the first floor. This is extremely hard wearing and scratch resistant, making it ideal for families with young children or pets.

The stylish lounge/dining room features lovely details such as decorative coving, ceiling rose, picture moulding and built in shutters in both windows. A modern electric fireplace creates a cosy focal point in the room. Leading through from the dining area is the kitchen which includes a separate breakfasting area with access to the garden. The well-appointed kitchen includes ample wall and base units with white cabinetry at the bottom and modern wood effect at the top.

There is lots of counter space available in quartz effect laminate which continues upwards to create the splashback. Built in appliances include 4-burner gas hob, electric fan oven, dishwasher and ceramic double sink with drainer. There is a further appliance space available for a washing machine. The single garage can be accessed from here also. The separate breakfasting area includes a large breakfast bar with enough to seat 4 people and space for a large double fridge freezer.







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Heading to the first floor, a stylish tartan carpet runner adorns the staircase from where you head right to access bedrooms 1 & 2 as well as the large hallway cupboard. The master bedroom is a bright, generous room that enjoys south facing views towards the surrounding countryside. An archway leads through to a dressing area and the space benefits from two fitted cupboards. Bedroom 2 is a good sized double and features a built-in cupboard for storage. This room benefits from lovely views up to the Ochil hills. Bedroom 3 is another double, allowing ample space for free-standing wardrobes. Bedroom 4 faces the rear of the property and is currently being used as a home office.

The family bathroom is beautifully tiled in neutral tones and features bath, separate shower cubicle, vanity sink with storage, heated towel rail and WC. A further cloakroom completes the first-floor accommodation.

Externally the property is beautifully landscaped both front and back, providing a low maintenance but delightful place to sit and enjoy the views up towards the Ochil hills. The back garden features a patio area lined with garden lights and surrounded by flower beds, providing an ideal place to entertain in the summer months. A shed provides ample storage for all your garden needs. The front of the property includes a single garage with up and over door and a monobloc driveway with space for two vehicles.

The location of 8 Princes Crescent is particularly appealing for those who

enjoy the great outdoors. Situated close to local nature walks, residents can easily explore the beautiful surroundings that the area has to offer.

In summary, this detached house in Dollar presents a wonderful opportunity for those seeking a spacious and comfortable family home in a picturesque setting. With its ample living space, convenient parking, and proximity to nature, don't miss the opportunity to own this fantastic property.

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.

Council Tax Band E

EER Band D

Water: Mains

Sewage: Mains

Heating: Gas Mains

Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for

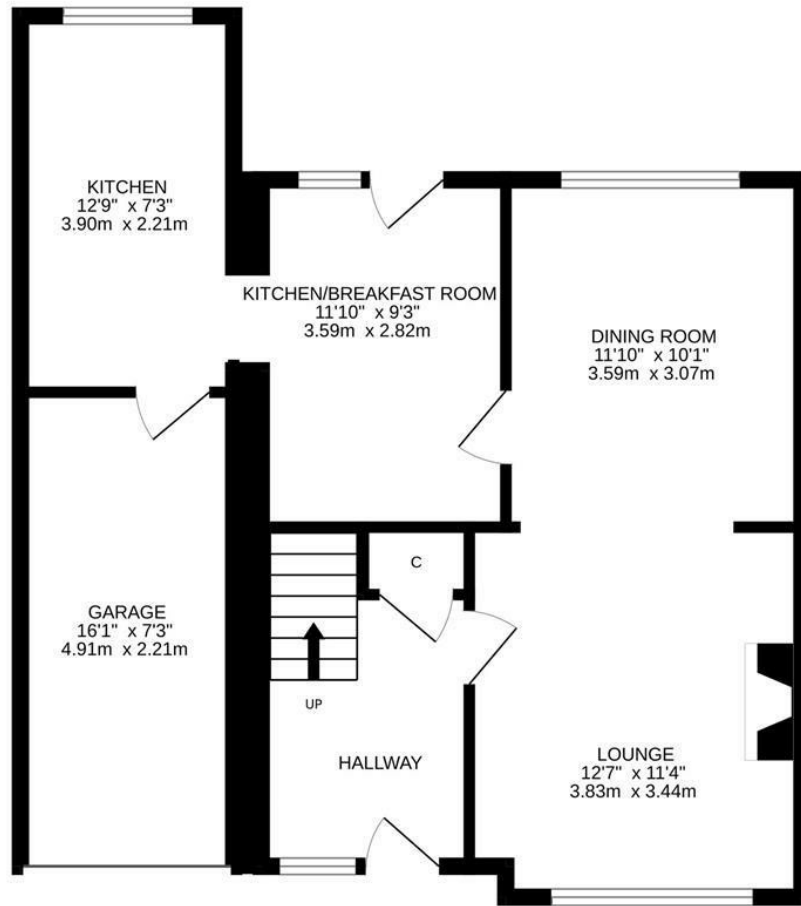
commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, interior design studio, 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

