

48 TARMANGIE DRIVE, DOLLAR FK14 7BP

HARPER & STONE
ESTATE & LETTING AGENTS





48 TARMANGIE DRIVE

DOLLAR, FK14 7BP

PROPERTY FEATURES

- Attractive detached 3 bedroom bungalow positioned within a peaceful residential area
- Close to local amenities and schooling
- Approximately 84 square meters of flexible living space
- Well appointed modern open plan kitchen/dining room
- Cosy lounge with patio doors looking out to the garden and woodland beyond
- Principal bedroom with generous walk in wardrobe
- Two further bedrooms with lovely views
- Recently upgraded bathroom
- Early viewing highly recommended

Harper & Stone are delighted to present to the market this beautifully presented 3 -bedroom bungalow on Tarmangie Drive, ideally located within the sought -after area of Dollar. This charming property provides approximately 84 square meters of living space, gardens to the front and rear and stunning views over the Ochil hills. The property enjoys a variety of stunning walks right from the doorstep and all local amenities and schooling are within walking distance.

The Accommodation is Presented Below:

Ground Floor: Entrance Hall, Lounge, Kitchen with Dining Area, Three Bedrooms and a Shower Room.

Entrance to the property is into a welcoming hallway from where the main accommodation flows. Two generous cupboards provide practical storage, with the larger housing the boiler and a sink, making it ideal for use as a utility cupboard.

Towards the rear of the property sits the bright lounge, a tranquil space with lovely views to the woodland beyond. Sliding patio doors connect the space to the outside, allowing a peaceful spot in which to watch the local wildlife which includes red squirrels and deer. This room features neutral décor and a wood burning stove that creates a cosy focal point within the room.

The open plan kitchen/dining room sits off the lounge, providing the perfect space for the whole family to relax together. The kitchen offers ample wall and base units in a dark blue finish with complementary white marble effect worktops and copper splashbacks. Herringbone engineered wood flooring completes this modern and practical kitchen. Integrated appliances include Fridge/Freezer, slimline dishwasher, electric fan oven, induction hob and extractor fan, with an additional appliance space for a washing machine. The dining room includes space for an 8 -seater dining table and additional cabinet space as well as a built-in desk ideal for those who need a work from home. French doors open to the east facing garden.

The principal bedroom is generously proportioned, featuring a spacious walk-in wardrobe and serene views towards the hills. Bedrooms two and three also enjoy the attractive outlook, with bedroom two further benefitting from a built-in cupboard. Completing the accommodation is the modern family shower room which features shower cubicle with waterfall shower, sink with vanity unit, heated towel rail and WC. Modern grey tiled effect wet wall and black fittings create an easy to maintain and stylish finish.



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Externally the property enjoys an idyllic location in a quiet area of Dollar, with pleasant views all around. The rear garden is a good size, laid mostly to lawn with a newly built deck leading from the lounge. A beautiful Japanese Acer sits within the deck creating a lovely focal point to view the seasons from inside the home. The garden includes a small sitooterie which creates a charming area in which to relax and enjoy Mother nature. A small garden to the front is laid to lawn and access to the back is provided by a side gate. The property features a detached garage with power and a large garden shed provides ample storage or workshop space. The private driveway allows parking for at least three vehicles.

This lovely bungalow is presented in walk-in condition ready to welcome a new family. Do not miss the opportunity to view this fantastic property in a much sought -after area of Dollar. Early viewing is strongly advised.

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.

<https://w3w.co/lavished.blotchy.willpower>

Council Tax Band E

EER Band C

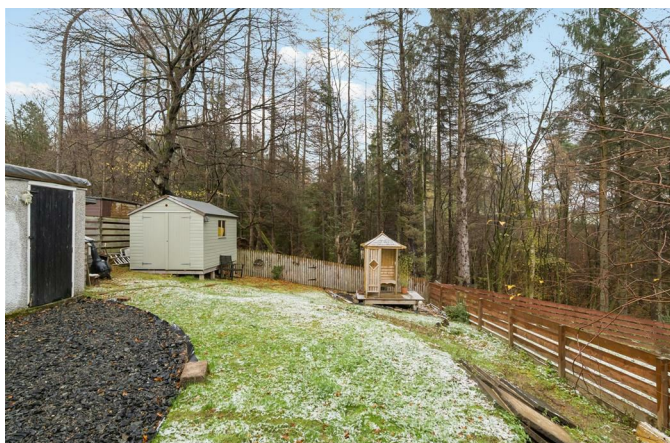
Water: Mains

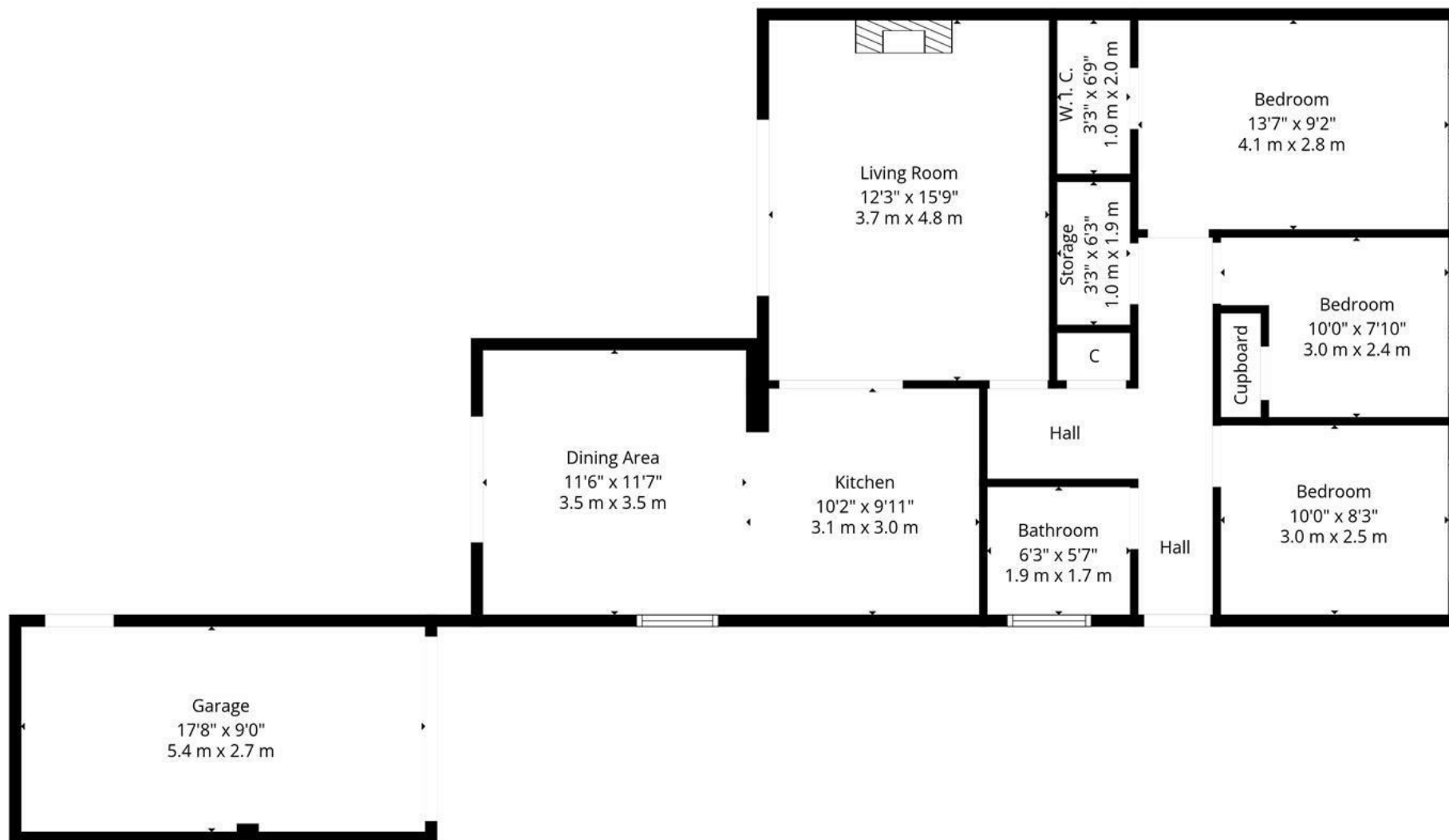
Sewage: Mains

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.





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.