



SPACIOUS SEMI-DETACHED FAMILY HOME

THREE DOUBLE BEDROOMS

GENEROUSLY SIZED KITCHEN

**IDEALLY SITUATED IN A SEMI-RURAL
LOCATION**

DOWNSTAIRS SHOWER ROOM

FULLY ENCLOSED REAR GARDEN



7 Lower Mains
Dollar, FK14 7LN

Offers Over £163,000

Entrance

Access to the property is via a white UPVC door with a decorative glazed panel. Leading to;

Entrance Vestibule

The welcoming entrance vestibule provides laminate flooring, a storage cupboard which houses the electrics and access on to all lower accommodation and stairs to the upper level.

Lounge

18' 10" x 10' 9" (5.74m x 3.27m)

The spacious lounge provides carpeted flooring, an electric fire with brick surround, a storage cupboard, a large double glazed window overlooking the front of the property and patio doors leading out to the rear garden.

Breakfasting Kitchen

12' 9" x 10' 3" (3.88m x 3.12m)

The generously sized breakfasting kitchen has been fully fitted with a range of wall and base units. There is an integrated electric oven and hob with extractor hood above. There is space for an under-counter washing machine, tumble drier and dishwasher. The kitchen further benefits from ample space for a dining table, a window overlooking the rear and access to the garden via a white upvc door.

Shower Room (Downstairs)

5' 8" x 5' 6" (1.73m x 1.68m)

The downstairs shower room provides a corner shower cubicle with waterfall shower, wc and sink. There is an opaque window to the side of the property.

Upper Hallway

The "L" shaped upper hallway provides two storage cupboards, access to the bedrooms and loft which has been partially floored.

Principal Bedroom

15' 0" x 9' 2" (4.57m x 2.79m)

The spacious principal bedroom to the rear of the property provides fantastic views over the fields and Ochil Hills

Bedroom Two

11' 5" x 9' 0" (3.48m x 2.74m)

Bedroom Two is a good sized double bedroom with a double glazed window overlooking the front of the property.

Bedroom Three

11' 10" x 8' 8" (3.60m x 2.64m)

Bedroom three is another good sized double bedroom with a window overlooking the rear.

Gardens & Driveway

The low maintenance front garden has been laid with stone chips providing private off-street parking. To the rear is a generously sized fully enclosed and private low maintenance garden which has been split in to two areas. One side provides a large slabbed area leading to a wooden garage and the other provides a paved patio, lawn and stone chipped area. There is also a wooden shed and cellar for additional storage. The garden enjoys wonderful views over the fields and over towards the Ochil hills.

Heating & Glazing

The property provides oil central heating and double glazing throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, light fittings, blinds, curtains and curtain poles. The wooden garage and shed in the garden.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.