



2, Thornbank Road,
Dollar, Clackmannanshire FK14 7HD

OFFERS OVER £179,000

County Estates are delighted to present to the market this beautiful mid terraced villa situated in a popular residential area in Dollar.

The property has been renovated throughout to a high standard, including a new kitchen and a new bathroom, decorated in neutral tones, with new floor coverings and a lovely wood burning stove, making this an ideal family home. The property comprises of: Welcoming entrance hallway, bright and spacious lounge, downstairs cloakroom and a lovely fitted kitchen. On the upper level there are three good sized double bedrooms and a stylish family bathroom. The property benefits from a private front garden and a communal rear garden with shared parking to the rear.

Nestled at the foot of the Ochil Hills, Dollar provides plenty of local amenities including a Post Office, local supermarket, a variety of local shops, library and renowned private education facility of Dollar Academy. Leisure facilities include Dollar Golf Course and the Historic Castle Campbell with many footpaths throughout the picturesque setting of Dollar Glen. Perfectly located with its own private water running past the lodge, the park offers exclusive fishing. Dollar has the advantage of being close to the road network, so is an ideal base for exploring and visiting many attractions across the Central Belt and onto the cities of Edinburgh and Glasgow. The world-famous Gleneagles Hotel and Golf Course is only a 25 minutes' drive away.

Entrance

Access is to the side of the property via a grey composite door with opaque glazing panels.

Entrance Hallway

The welcoming entrance hallway features oak effect laminate flooring and a built-in storage cupboard which houses the electrics. Access is provided to the lounge, downstairs W.C and the staircase to the upper level.

Downstairs Cloakroom

The downstairs cloakroom features a vanity sink unit and W.C.

Lounge

13' 6" x 12' 9" (4.11m x 3.88m)

The bright and spacious lounge continues with the oak effect laminate flooring and features two large windows overlooking the front of the property, allowing lots of natural light to flow in. There is a traditional log burning stove with an oak mantle and access is provided to the kitchen.

Fitted Kitchen

10' 0" x 10' 0" (3.05m x 3.05m)

The stylish fitted kitchen features a good range of white, high gloss units and complimentary oak effect worktops, with a built-in oven and ceramic hob. The integrated appliances include a fridge/freezer and a dishwasher and the kitchen benefits from a built-in pantry with a washing machine. There is a window overlooking the rear of the property and a door provides access to the rear garden.

Upper Hallway

The carpeted upper hallway has a window to the front of the property and a built-in storage cupboard. Access is provided to all of the upper accommodation and the loft.

Principal Bedroom

12' 3" x 14' 5" (3.73m x 4.39m)

The principal bedroom is a good size double bedroom which overlooks the front of the property, with carpeted flooring and ample room for free-standing furniture.

Bedroom 2

11' 3" x 10' 11" (3.43m x 3.32m)

The second double bedroom overlooks the rear with lovely views towards the Ochil Hills and benefits from carpeted flooring.





Bedroom 3

14' 10" x 7' 10" (4.52m x 2.39m)

Bedroom 3 is the third double bedroom with carpeted flooring and ample room for bedroom furniture.

Family Bathroom

8' 10" x 7' 1" (2.69m x 2.16m)

Beautiful family bathroom features modern grey marble effect tiles, a roll top bath, vanity sink unit and a separate shower enclosure with a rainfall shower. Benefitting from under-floor heating and an opaque window to the rear.

Heating & Glazing

The property has a gas central heating system and is fully double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds and door curtains. The built-in oven and ceramic hob, integrated fridge/freezer and dishwasher in the kitchen and the washing machine in the pantry. (All appliances are sold as seen) The wooden shed in the rear garden.

Gardens

The property features a private front garden which is easily maintained with stone chips and a communal tarred pathway leads to the side door entrance and continues through the vennel to give access to the rear garden. The shared rear garden offers lovely views of the Ochil Hills with stone chipped drying areas, a further section that is laid to lawn and a small private area with a wooden garden shed. There is also outdoor storage with power and lighting.

Parking

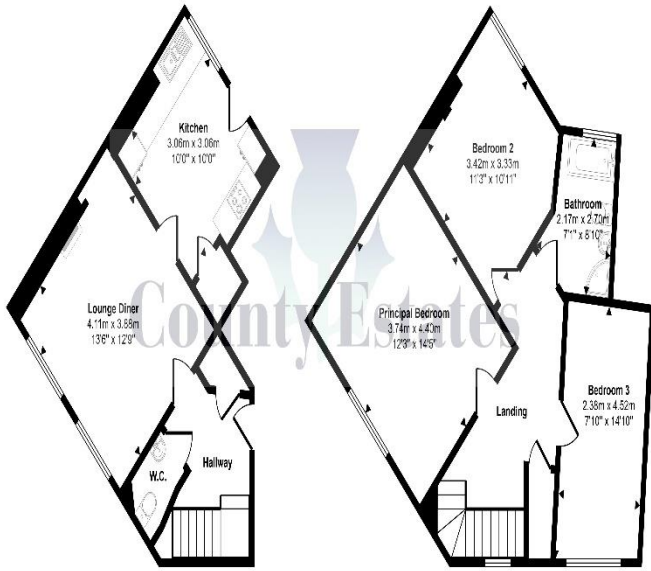
The property benefits from a communal parking area to the rear.



Home Report

To view this home report please email us on:
admin@county-estates.net

Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 49 sq m / 429 sq ft

First Floor
Approx 49 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any items are approximate and no responsibility is taken for any error, omission or misstatement. Doors of rooms shown as bathroom suites are representative only and may not look like the real items. Made with Mease 5 happy 360.



County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net