

21 MCNABB STREET, DOLLAR FK14 7DL

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- Charming 2 bedroom semi detached bungalow Circa 1955
- Approximately 85 square meters of living space
- Central location and within walking distance of all amenities
- Open plan kitchen/living/dining space
- Bright front facing lounge
- 2 good sized double bedrooms
- Modern contemporary bathroom
- Tastefully presented throughout
- Fully enclosed private garden
- Prompt viewing advised

Set within a prime yet wonderfully quiet pocket of the sought after town of Dollar, this beautifully presented two bedroom bungalow offers a superb blend of comfort, style and thoughtful modern enhancement. Dating from circa 1955 and recently extended, the property enjoys a central position close to local amenities while retaining a sense of privacy and calm, an ideal home for those seeking easy, single level living in an exceptional setting.

The Accommodation is Offered as Below:

Ground Floor: Entrance Vestibule, Hall, Lounge, Kitchen/Dining Area, Two Bedrooms and a Bathroom.

Entry is via a welcoming vestibule which opens into a central hallway, creating an immediate sense of warmth and flow. To the right, double partially glazed doors lead into the front facing lounge, a light and inviting space centred around a decorative electric fire, perfect for relaxed evenings. From here, a door provides access to the modern kitchen, fitted with a good selection of white high gloss wall and base units. Integrated appliances include an induction hob, electric oven and fridge freezer, with additional space for two freestanding appliances, making this a practical yet stylish hub of the home.

The property has been thoughtfully extended to the rear to create a stunning open plan living and dining space, undoubtedly the heart of the home. This impressive room features a vaulted ceiling, two Velux windows and a striking floor to ceiling picture window to the rear, complemented by an additional side window. Bathed in natural light throughout the day, the space offers direct access to the rear garden and is perfectly suited to both everyday living and entertaining.

Returning to the hallway, the principal bedroom is positioned to the rear of the bungalow, a charming and tranquil retreat with large double fitted wardrobes. A further well proportioned bedroom sits to the front of the property and benefits from a fitted single wardrobe/storage cupboard. Completing the accommodation is a stylish modern bathroom, fitted with a bath with over bath shower, vanity sink and WC, with contemporary tiling adding a sleek, polished finish.

Externally, the property enjoys private garden grounds to the front, side and rear. The front garden is bounded by a low-rise wall with wrought-iron fencing, featuring a neat lawn and footpath leading to the front door and down the side of the house. The rear garden is predominantly laid to lawn with a selection of mature shrubs and plants, offering a peaceful setting for quiet reflection or outdoor entertaining during the warmer months. The greenhouse is included in the sale.



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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 B
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, 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.



