

4 HILLVIEW PLACE, DOLLAR FK14 7JG

HARPER & STONE
ESTATE & LETTING AGENTS





4 HILLVIEW PLACE

DOLLAR, CLACKMANNANSHIRE FK14 7JG

PROPERTY FEATURES

- Beautifully presented 3 Bedroom semi-detached home circa 1990
- Approximately 88 square meters of flexible living space
- Generous lounge with large bay windows
- Modern open plan kitchen/dining area
- Tasteful neutral décor throughout
- Gas central heating and double glazing
- Detached single garage
- Low maintenance garden to front and rear
- Walking distance to all local amenities and schooling
- Early viewing recommended

Harper & Stone are delighted to bring to the market 4 Hillview Place in Dollar. Enjoying a peaceful setting within this highly regarded town, this attractive three bedroom semi-detached home is beautifully presented throughout, with a stylish, tasteful and neutral décor that will appeal to a wide range of buyers.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Kitchen/Diner and Cloakroom.

First Floor: Hall, Three Bedrooms and a Bathroom.

On entering the property, the welcoming hallway provides access to a well appointed cloakroom, which incorporates a vanity sink with storage and a WC. Engineered oak flooring flows seamlessly from the hallway into the lounge. Positioned to the right, the lounge is a bright and generously proportioned space, enhanced by a feature bay window to the front and complemented by a useful under stair storage cupboard.

Accessed from the lounge, the beautifully appointed kitchen/diner is positioned to the rear of the property and offers an excellent range of cream Shaker style wall and base units, complemented by wood effect worktops and a pale blue Metro style brick splashback. Integrated appliances include a four zone induction hob, electric oven, dishwasher and washing machine, with additional space provided for a freestanding fridge/freezer. The room is finished with linoleum flooring and offers ample space for a dining table and chairs, creating an ideal setting for both everyday living and entertaining alike.

Returning to the entrance hall, a staircase with wooden handrail and spindled balustrade leads to the first floor landing. The principal bedroom is a generous double room, positioned to the rear of the property and benefits from a fitted mirrored wardrobe. Bedroom two is front facing and also features a fitted mirrored wardrobe, while bedroom three, again to the front, offers a useful built in storage cupboard. Completing the upper accommodation is the family bathroom, which is well appointed with a bath and over bath shower, wash hand basin set within an attractive vanity unit, and WC.



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Externally, the property enjoys private garden grounds to both the front and rear, all bounded by timber fencing. The rear garden is designed for ease of maintenance and features a raised bed to the left along with an attractive raised patio area, ideal for outdoor entertaining. The property further benefits from a single garage, located within a row of three, with access provided by an up and over metal door.

This property is presented in excellent condition ready to welcome a new owner. Early viewing strongly recommended.

The sale will include all fitted floor coverings and integrated appliances.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band E

EER Band C

Water: Mains

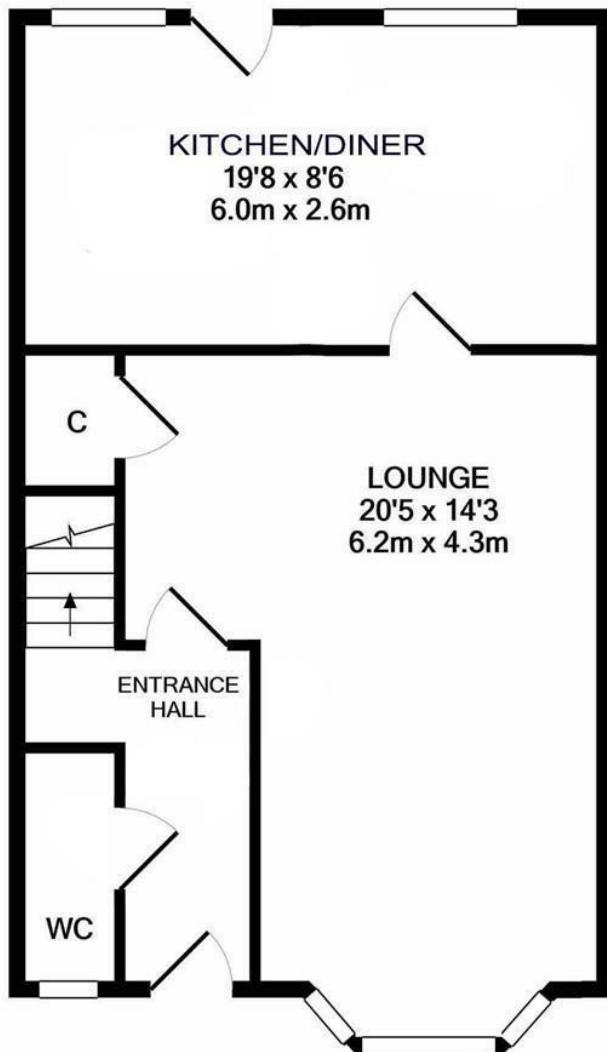
Sewage: Mains

Heating: Gas

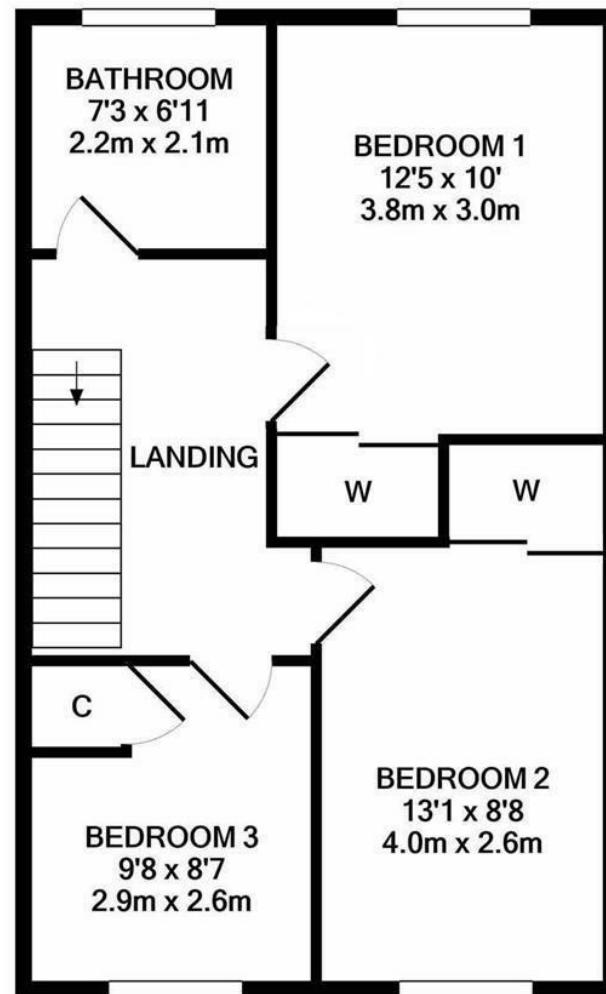
Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar 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.





GROUND FLOOR



1ST FLOOR