O'MALLEY

Seven Hillview Place
Dollar, FK14 7JG

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Description

O'Malley Property are delighted to present to the market this charming 2 bedroom, semi-detached bungalow located in the desirable Hillview Place, Dollar

This well laid out, 2 bedroom bungalow offers spacious single-level living in a convenient location. On entering the property, you are welcomed into a vestibule which leads into the main hallway. From here, you have separate access to the living room, kitchen, both bedrooms, and the bathroom, as well as a handy storage cupboard for added practicality.

Positioned to the rear of the property, the bright and comfortable living room provides an inviting space to relax or entertain, while the generously sized kitchen offers a good range of wall and base units, generous worktop space, and enough room for a dining table, making it ideal for both cooking and socialising. A separate utility room adds further convenience and direct access to the outdoors.

At the front of the home, there are two well proportioned bedrooms, both designed to offer comfort and functionality. The main bedroom provides ample space for furnishings and benefits from built-in storage to help keep the room tidy. The second bedroom also features built-in storage and is perfect for use as a guest room, home office, or hobby space, offering flexibility to suit a variety of needs. The bathroom is fitted with a bath, wash hand basin, and W/C, catering to daily needs.

Externally, the property features an attached garage and a private driveway, providing ample off-street parking. The rear garden is designed for low maintenance, mainly laid with slabs, offering a practical outdoor space perfect for seating or alfresco dining without the need for extensive upkeep.

"Spacious Property"

Location
Dollar is a picturesque town nestled at the foot of the Ochil Hills, renowned for its natural beauty and welcoming community. The town offers a range of local shops, cafés, and restaurants, alongside the prestigious Dollar Academy, one of Scotland's leading independent schools. With excellent transport links to Stirling, Perth, and further afield, Dollar combines small-town charm with modern convenience, making it a highly sought-after place to call home.

Living Room
16'11" x 11'8"

Kitchen
15'4" x 11'5"

Utility
12'2" x 5'6"

Bedroom 1
11'5" x 9'7"

Bedroom 2
11'5" x 9'6"

Bathroom
8'1" x 5'11"

Home report
The home report is available upon request.

Fixtures & Fittings
All carpets, floor coverings, light fittings and integrated appliances are included with the sale.

Property Misdescriptions Act 1991
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points airsing therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demostrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.

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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 as to their operability or efficiency can be given.

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