

32 PRINCES CRESCENT, DOLLAR FK14 7BW

HARPER & STONE
ESTATE & LETTING AGENTS





32 PRINCES CRESCENT

DOLLAR, FK14 7BW

PROPERTY FEATURES

- Spacious 3 bedroom semi detached family home Circa 1980
- Located in a desirable area within walking distance of local amenities and schooling
- Approximately 79 square meters of accommodation
- Spacious lounge featuring electric fireplace
- Fitted kitchen plus 2 reception rooms
- Private south facing garden
- Driveway with parking for two vehicles
- Early viewing is highly recommended

Harper & Stone are delighted to present to the open market 32 Princes Crescent Dollar, a lovely three bedroom semi detached family home occupying a peaceful residential setting within the highly desirable town of Dollar. Enjoying wonderful views towards the Ochil Hills and conveniently located within walking distance of both Dollar Academy and Strathdevon Primary School, this fantastic home is perfectly suited to growing families, first time buyers and those looking to enjoy village living with excellent amenities close at hand.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Dining Room and Kitchen.
First Floor: Landing, Three Bedrooms and a Bathroom.

The property is entered via a welcoming entrance hall, which provides access to the main accommodation and benefits from a spacious understairs cupboard, offering practical storage.

The generously proportioned lounge is flooded with natural light and enjoys delightful views towards the Ochil Hills. An attractive electric fireplace provides a charming focal point, creating a warm and comfortable space for relaxing or entertaining.

Double glass doors open seamlessly into the dining room, creating an excellent flow between the reception spaces. Overlooking the rear garden, the dining room offers ample space for a family dining table and chairs, providing an ideal setting for both everyday dining and entertaining guests

The adjoining kitchen is fitted with a range of wall and base units, providing excellent storage and workspace. It is equipped with a gas hob and oven and offers space for a freestanding fridge freezer, washing machine and dishwasher, making it both practical and functional for modern family life.

Heading upstairs the spacious landing benefits from a generous airing cupboard and leads to three well proportioned bedrooms and the family bathroom. The family bathroom comprises a bath with over bath electric shower, pedestal sink and WC.

The principal bedroom is a generously sized double featuring a double built in wardrobe and enjoys breathtaking views towards the Ochil Hills. Bedroom Two is another spacious double overlooking the rear garden and benefits from fitted wardrobes. Bedroom Three is a single bedroom, ideal as a child's bedroom, nursery or home office, and includes a useful storage cupboard.



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Externally the property enjoys generous outdoor space to both the front and rear. The front garden is predominantly laid to lawn and is complemented by a private driveway providing private parking for two vehicles. The enclosed south facing rear garden offers an excellent outdoor retreat, featuring a substantial lawn, a paved patio area perfect for outdoor dining and entertaining, and a garden shed providing useful external storage.

This family home in Dollar presents a wonderful opportunity for those seeking a spacious and comfortable family home in a picturesque setting. With its ample living space, convenient parking, and proximity to nature, early viewing is advised to appreciate all this property has to offer.

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.

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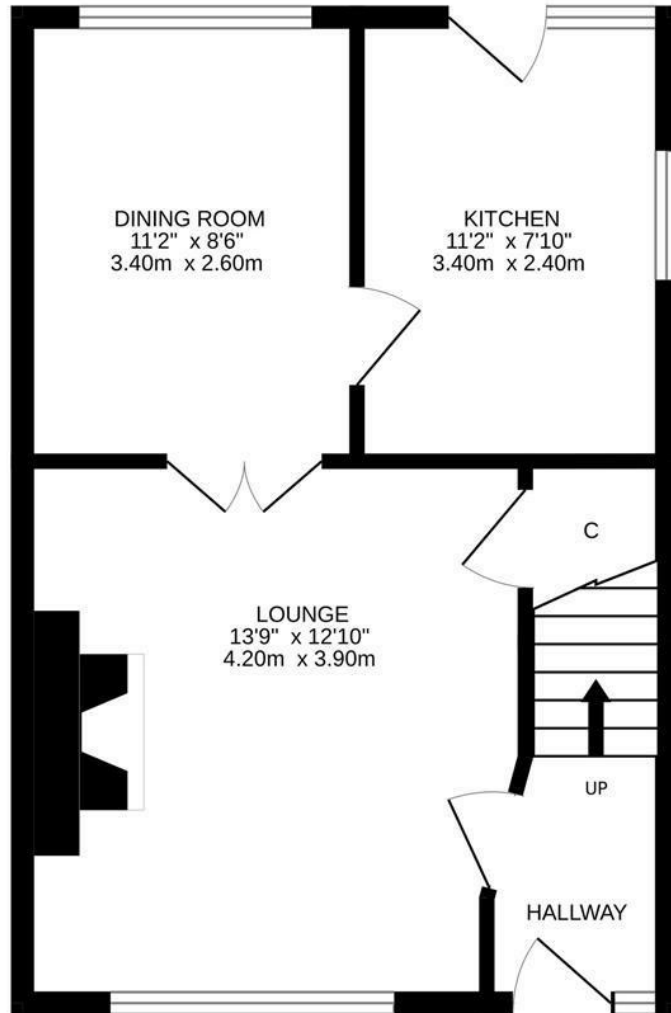
- Council Tax Band D
- EER Band C
- Water: Mains
- Sewage: Mains
- Heating: Gas Mains

Dollar is a highly regarded and picturesque town situated at the foot of the Ochil Hills, offering an ideal balance of rural charm and excellent connectivity. Well positioned for commuters, the village provides convenient access to major centres including Edinburgh, Glasgow, Stirling, Perth and Dunfermline, making it an attractive location for those travelling across central Scotland. The village benefits from well regarded schooling within walking distance, including Strathdevon Primary School and the highly esteemed Dollar Academy. Dollar offers a comprehensive range of local amenities, including a general store, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a dental practice, doctor’s surgery and pharmacy all located within the village. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including the beautiful Dollar Glen and the pathway from Castle Road leading to the historic Castle Campbell. Further enhancing its appeal, Dollar lies within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, is approximately 20 minutes by car from Gleneagles, and around 30 minutes 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

