



6 Brewlands Court, Dollar FK14 7AU

# 6 Brewlands Court

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## Key Features

- Two-Bedroom Semi-Detached Bungalow
- Walk-In Condition - Completely Renovated Inside & Out
- South-Facing Lounge
- Modern, Neutral Kitchen
- Separate Utility Room
- Bountiful Bedroom Storage
- Family Bathroom
- New Central Heating System
- Front Garden, Rear Patio & Driveway For 2 Cars



*Prepare to be captivated by 6 Brewlands Court, a residence that has been masterfully transformed from the inside out to define the very concept of walk-in luxury.*





Leaving absolutely nothing for its next owner to do but turn the key and unpack, this home features premium finishes that strike the perfect balance between high-end elegance and everyday functionality.

The heart of the home is the show-stopping kitchen, where rich, solid oak worktops sweep across the space to offer a tactile touch of luxury. Designed to be a highly social hub, it features a sleek breakfast bar for morning coffee and casual dining, alongside a high-spec integrated oven, four-burner gas hob and extractor hood. There is an appliance space available for a slimline dishwasher.

Keeping the main culinary space entirely clutter-free is a dedicated utility room that handles the heavy lifting of domestic life with space for two appliances. From the kitchen, the layout flows seamlessly into the welcoming lounge, a bright and sophisticated sanctuary anchored by large, front-facing windows that bathe the room in natural light all day long.

The sleeping quarters consist of two impressively spacious double bedrooms, both designed with a focus on serene comfort and premium fitted storage. The principal bedroom serves as a luxurious retreat featuring an enviable, wall-to-wall bank of built-in wardrobes, while the peaceful second double bedroom is positioned to the rear, framing lovely views of the garden and benefiting from its own fitted wardrobe.

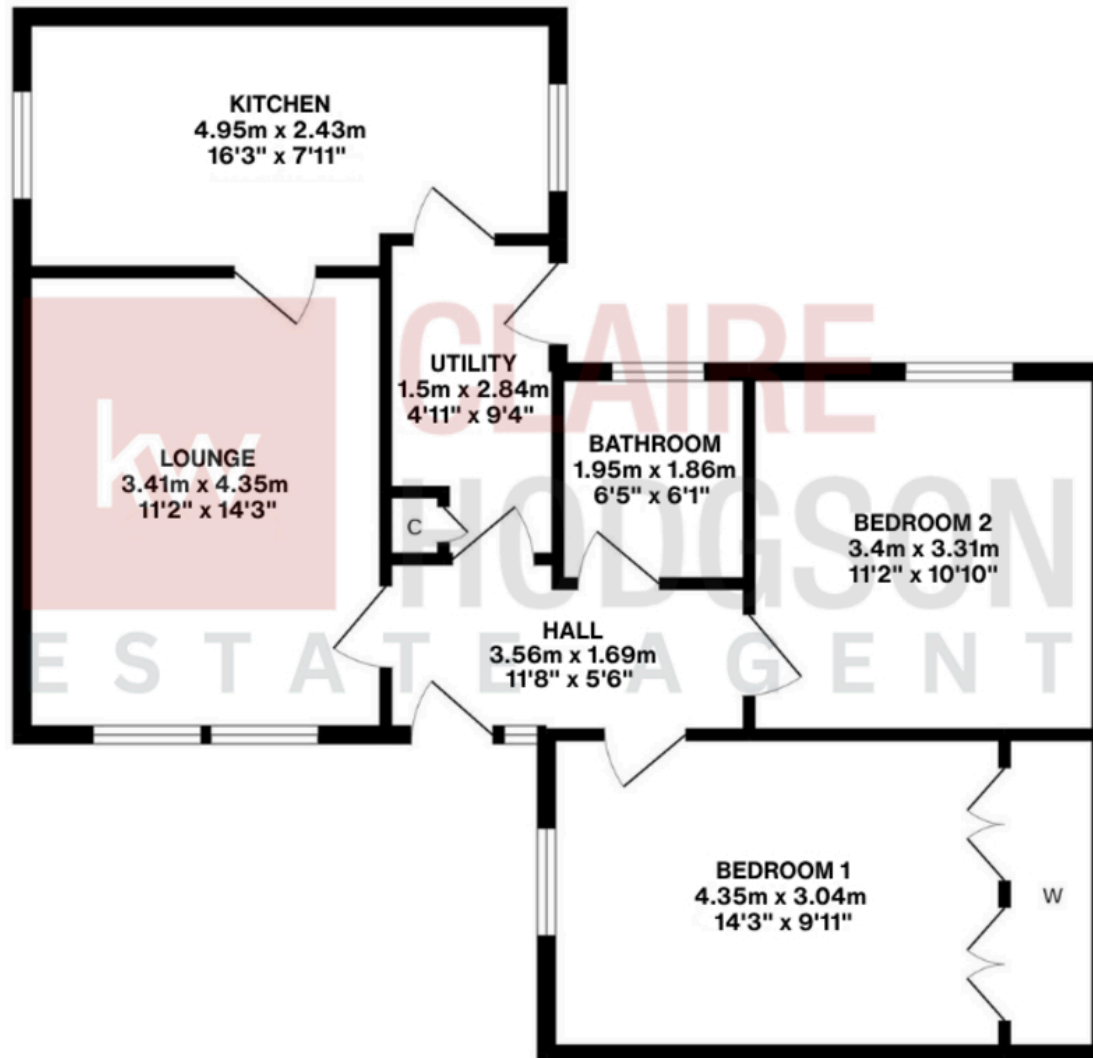
Both bedrooms are served by bathroom complete with a pristine bath, an overhead shower, a contemporary heated towel rail, and a sleek integrated vanity sink unit that beautifully maximises space.

The exterior has been just as meticulously upgraded to complement the flawless interior, creating a seamless indoor-outdoor lifestyle. The rear garden is an immaculate, low-maintenance haven featuring a spacious patio area made for alfresco dining and a discreetly placed drying line. To the front and side of the property, practicality reigns supreme with a generous private driveway that effortlessly accommodates two vehicles, alongside a handy metal storage shed that will remain with the home. A manicured lawn and hedge borders the front boundary, with a path leading to the front door. Views of the Ochil Hills are visible from both the front and rear, creating a perfect backdrop for this stunning home.

Ultimately, 6 Brewlands Court isn't just a renovated property—it is an elevated living experience where every single detail has been beautifully considered.



Included in the sale are the following items: all fitted floor coverings, light fittings, blinds (not curtains), integrated appliances, metal shed on the driveway and shed in rear garden. Any other items should be negotiated separately.



- **Council Tax Band:** B
- **EER Band:** C
- **Heating:** Gas
- **Water & Sewage:** Mains
- **Tenure Type:** Freehold
- **Council Authority:** Clackmannanshire Council

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. Fixtures and fittings other than those mentioned are to be agreed with the seller.