

6 ASHLEY AVENUE, DOLLAR FK14 7EG

HARPER & STONE
ESTATE & LETTING AGENTS





6 ASHLEY AVENUE

DOLLAR, FK14 7EG

PROPERTY FEATURES

- Beautiful detached 4 bedroom family home Circa 1990
- Quietly positioned within a desirable residential pocket of Dollar
- Beautiful views of the Ochil Hills and surrounding countryside
- Approximately 120 square meters of flexible living
- Recently upgraded open plan kitchen/diner offering an open plan concept
- Replacement windows installed throughout in 2022
- Detached garage with flexible converted workspace/gym/office
- Generous driveway and private landscaped gardens to front and rear
- Walking distance to all local amenities including schooling
- Early viewing advised

Occupying a peaceful residential pocket within the highly sought after town of Dollar, this beautifully presented four bedroom detached family home offers approximately 120 square meters of flexible living space, thoughtfully upgraded and perfectly suited to modern family life. Dating from circa 1990 and enjoying a bright, welcoming atmosphere throughout, the property has been enhanced by the current owners, including replacement windows installed in 2022, creating a stylish and energy efficient home ready for immediate enjoyment.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Lounge, Kitchen/Dining Room, Utility Room and a Cloakroom.

First Floor: Upper Landing, Principal Bedroom with Ensuite Shower Room, Three Further Bedrooms and a Family Bathroom.

A wonderfully bright central hallway sets the tone on arrival, providing access to the principal living accommodation on the ground floor. Positioned immediately to the right is a handy cloakroom ideal for guests and everyday family living. Oak partially glazed double doors then open into a superb lounge spanning the full depth of the home, where a recessed window to the front and patio doors to the rear flood the room with natural light. A striking feature wall creates warmth and character, whilst attractive flooring completes the elegant finish underfoot.

To the right lies the recently upgraded kitchen diner, a fantastic open plan space perfectly designed for family living and entertaining alike. The kitchen itself offers an excellent range of wall and base units finished in a sophisticated navy blue tone, complemented by integrated appliances including an induction hob, electric oven and dishwasher. A large American style fridge freezer is included within the sale. The dining area comfortably accommodates family gatherings and is enhanced further by a charming window seat, creating a lovely, relaxed setting. Accessed directly from the kitchen, the practical utility room provides additional storage, a sink, space for two freestanding appliances and convenient access to the rear garden.

Ascending the impressive solid wood staircase with contemporary glass balustrade, the upper level continues to impress. The front facing principal bedroom enjoys fitted full height wardrobes alongside a stylish ensuite shower room complete with walk in shower, vanity sink and WC. Bedrooms two and three are both generous double rooms, each benefiting from fitted wardrobes, while bedroom four is currently utilised as a home office, offering excellent versatility for remote working or growing families. A useful storage cupboard is positioned on the landing, and completing the accommodation is the contemporary family bathroom featuring bath with over bath shower, vanity sink and WC.







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Externally, the property enjoys private gardens to the front, side and rear. The rear garden is predominantly laid to lawn, offering an excellent space for children, pets and outdoor entertaining. To the front, mature trees and shrubs provide a lovely sense of privacy and kerb appeal. A detached double garage offers further versatility, with one half thoughtfully converted into a multifunctional room ideal as a home office, gym or den depending on individual requirements. The generous driveway provides ample off street parking.

Further notable improvements made by the current owners include newly installed flooring throughout the property, enhancing the fresh and modern finish across the home. Externally, the gardens have been further enhanced with new fencing and thoughtful landscaping works, creating an attractive and private outdoor environment. Practical modern additions include an EV charging point and a newly installed intruder alarm system, adding both convenience and peace of mind for prospective purchasers.

Combining generous proportions, stylish modern upgrades and superb flexibility throughout, 6 Ashley Avenue represents an exceptional opportunity to acquire a fantastic family home within one of Clackmannanshire's most desirable villages. With excellent schooling, local amenities and beautiful countryside all close at hand, this is a home perfectly balanced for modern family living.

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 G
EER Band C

Water: Mains
Sewage: Mains
Heating: Gas

Dollar is a highly regarded and picturesque village 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.

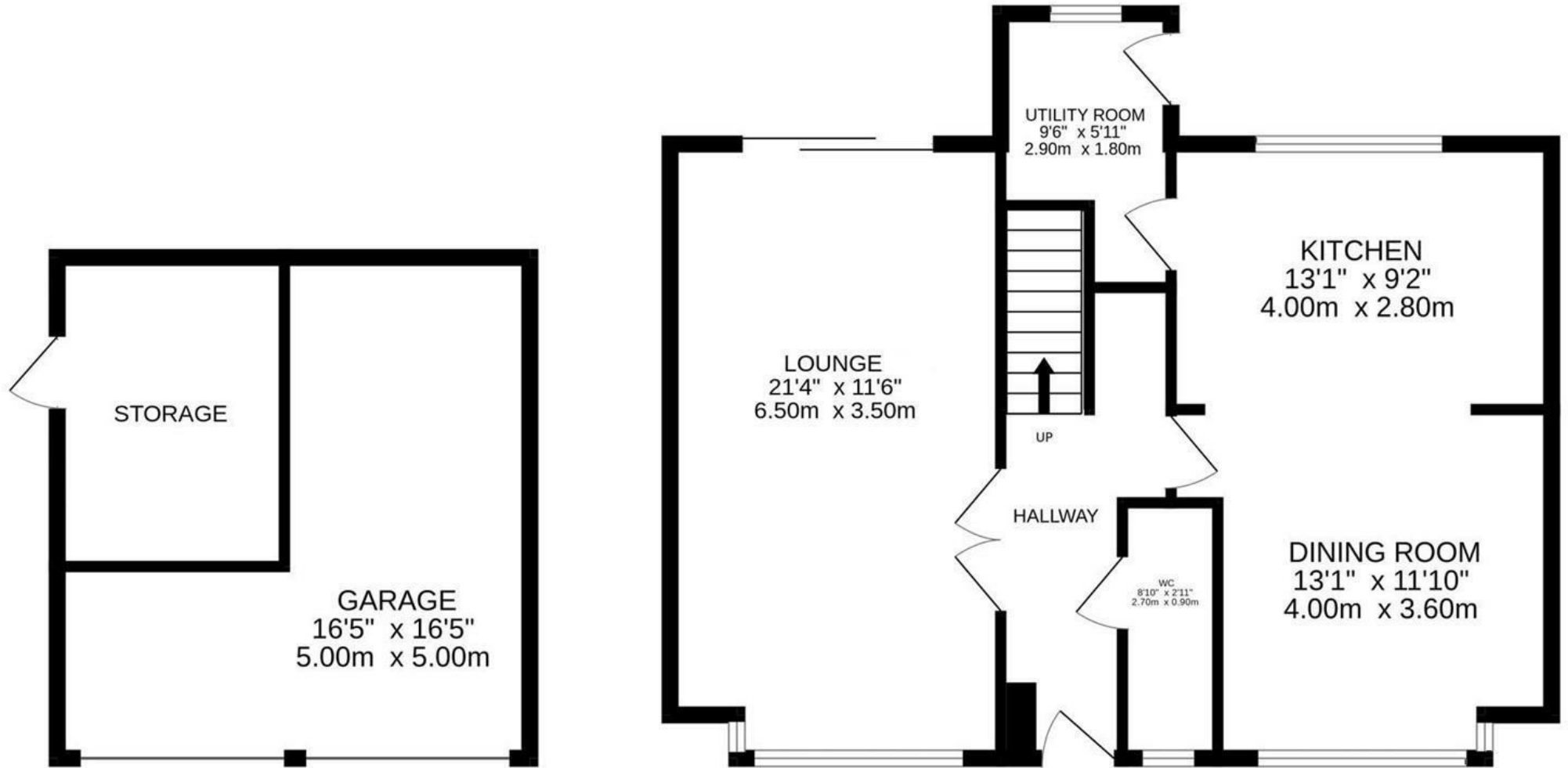
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and

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

