

15 CRAIGINNAN GARDENS, DOLLAR FK14 7JA

HARPER & STONE
ESTATE & LETTING AGENTS





15 CRAIGINNAN GARDENS

DOLLAR, FK14 7JA

PROPERTY FEATURES

- 3-bedroom detached bungalow over 107sqm
- Open concept lounge and dining room
- Breakfasting kitchen and utility area
- Principal bedroom with en suite
- 2 further bedrooms
- Family bathroom
- Beautiful gardens to front and rear
- Stunning views of the Ochil Hills
- Early viewing advised

Harper & Stone are delighted to present to the market Faithlie, 15 Craiginnan Gardens in Dollar. This 3-bedroom detached bungalow extends to 107sqm and is positioned in a quiet street in a highly sought after location in Dollar. Early viewing is highly advised due to anticipated popularity of this property.

Entry to the property is into the main hallway. To the right is the L-shaped lounge/dining, a bright and spacious room. Within the lounge is a gas fireplace with a tiled surround. Two large windows to the front bring in an abundance of natural light throughout the day. The dining area is a lovely space, easily accommodating an 8-seater dining table.

A sliding door off the dining area opens to the breakfasting kitchen, which is fitted with a wide range of neutral wall and base units with complementary wood-effect laminate worktops. Fitted within the kitchen is a double oven with 4-ring electric hob, an integrated dishwasher and space for an undercounter appliance. Open to the kitchen is the breakfasting area, which doubles as a utility space providing an additional two appliance spaces and wall units. This is a very light and bright space with windows on multiple sides. The back door leads off the breakfasting area.

The Principal bedroom is a generous room with built-in wardrobes and windows to the side. The ensuite shower room comprises an integrated WC and sink within a vanity unit, and heated towel rail. Bedroom 2 is also a large room facing the rear of the property and provides ample space for bedroom furniture. Bedroom 3 is again, a double room with a built-in wardrobe.







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The family bathroom provides a bath, separate shower cubicle, and integrated WC and sink unit with vanity storage. Completing the interior of the accommodation are 3 cupboards within the hallway.

Externally, there are gardens to the front and rear, with stunning views of the Ochil Hills from the rear garden. The rear garden is a beautiful green space, with shrubbery and planting along the borders, and a beautiful lawn in the centre. There is a summerhouse in the garden. The single garage and carport along with the driveway provide parking for multiple cars.

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.

Council Tax Band E
EER Band E

Water: Mains
Sewage: Mains
Heating: Gas

Navigation///tasters.crunches.cascade

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, 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.





