

4 BRYANSTON DRIVE, DOLLAR FK14 7EF

HARPER & STONE
ESTATE & LETTING AGENTS





4 BRYANSTON DRIVE

DOLLAR, FK14 7EF

PROPERTY FEATURES

- Stunning 4 bed detached family home
- Spacious lounge with dining area
- Master bedroom with en suite shower room
- Utility Room
- Immaculate order throughout
- Large sunny garden
- Driveway with parking to front & integral double garage
- Quiet cul-de-sac location
- Close to Local Amenities
- Early viewing recommended

Harper & Stone are delighted to bring to the market this wonderful 4-bedroom detached property located at number 4 Bryanston Drive. The property is situated in a quiet sought after cul-de-sac position with a large driveway, integral double garage and spacious front and rear gardens.

The accommodation presents as below:

Ground Floor: Entrance Vestibule, Hall, Lounge, Dining Room, Study, Kitchen, Sunroom, Utility Room and Toilet.

First Floor: Hall, Master Bedroom with Ensuite Shower Room, Three further Bedrooms and a Family Bathroom.

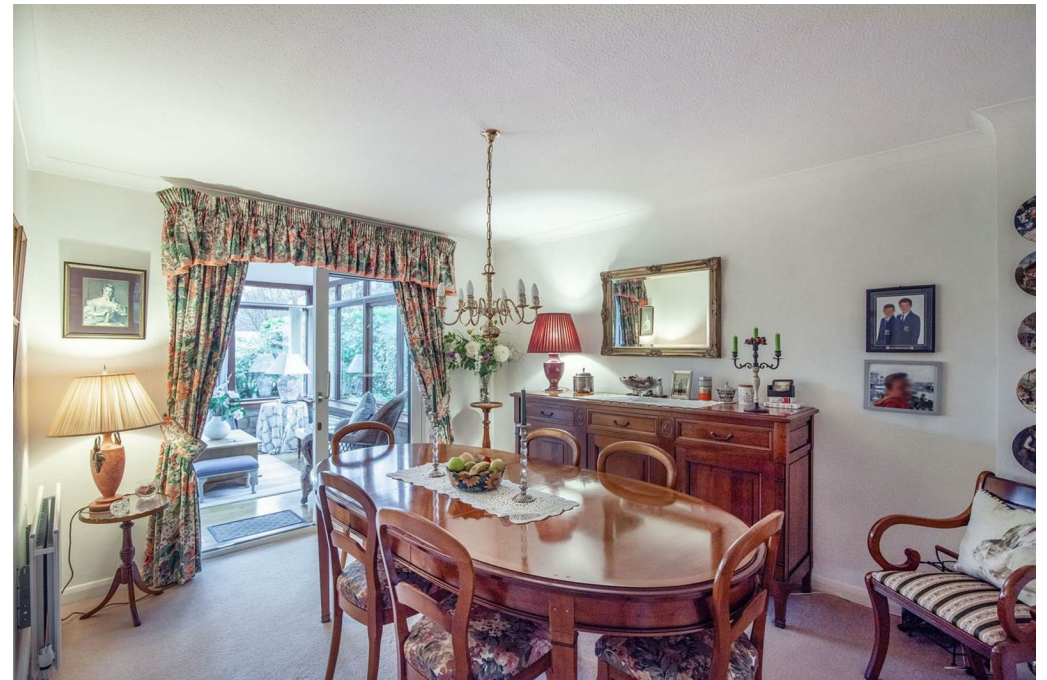
Entry to the property is through a hardwood door into a small vestibule which leads to the welcoming hallway.

To the right is the spacious lounge with bay window, offering views to the well maintained front garden. There is a feature brick fireplace with stained glass window detail housing a gas fire.

There are double glass doors through to the dining room, which can also be accessed from the hall. The dining room has patio doors opening into the conservatory, a lovely tranquil space full of natural daylight. Double doors and a single door lead out to the beautifully manicured rear garden. Adjacent to the dining room is the sitting room, which again offers access to the conservatory through French doors. This room has multi use possibilities as a snug/family room or home office.

The kitchen sits to the back of the property and is modern and light with a good range of Shaker style wall and base units in cream with light wood effect work surfaces. Integrated appliances include a 5-ring gas burner, electric oven, extractor hood, dishwasher and fridge/freezer. Leading off the kitchen is the utility room with further storage, stainless steel sink and access doors to the back garden and the garage.

Completing the lower living is a cloakroom with vanity sink, under sink storage and WC. A generous under stair cupboard offers ample storage capacity.







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Travelling upstairs, the front facing principal bedroom is a generous double room with ensuite shower room presenting large walk-in shower, floating vanity sink and WC. This pretty ensuite is fully tiled with feature shelf under the window.

Bedrooms 2 and 3 are also good-sized doubles with bedroom 4 being a generous single room. All bedrooms have built-in mirrored wardrobes. The family bathroom completes the upper living and hosts a bath, over bath shower, vanity sink with built in storage, vanity mirror and WC.

Externally the impressive back garden is secluded with a very peaceful feel. It is mainly laid to lawn, with gravelled sections along with a patio ideal for outdoor entertaining. The garden is blessed with a variety of mature trees, shrubs and plants which really come into their own during the Spring and Summer. There is also private garden ground to the front and side of the property bounded by block walls, timber fences and hedges. Off street parking is provided on the generous driveway to the front of the property in front of the double garage.

The sale will include all fitted floor coverings, window coverings, light fittings, and integrated appliances.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

Navigation///detection.entrusted.replying

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, butchers, 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

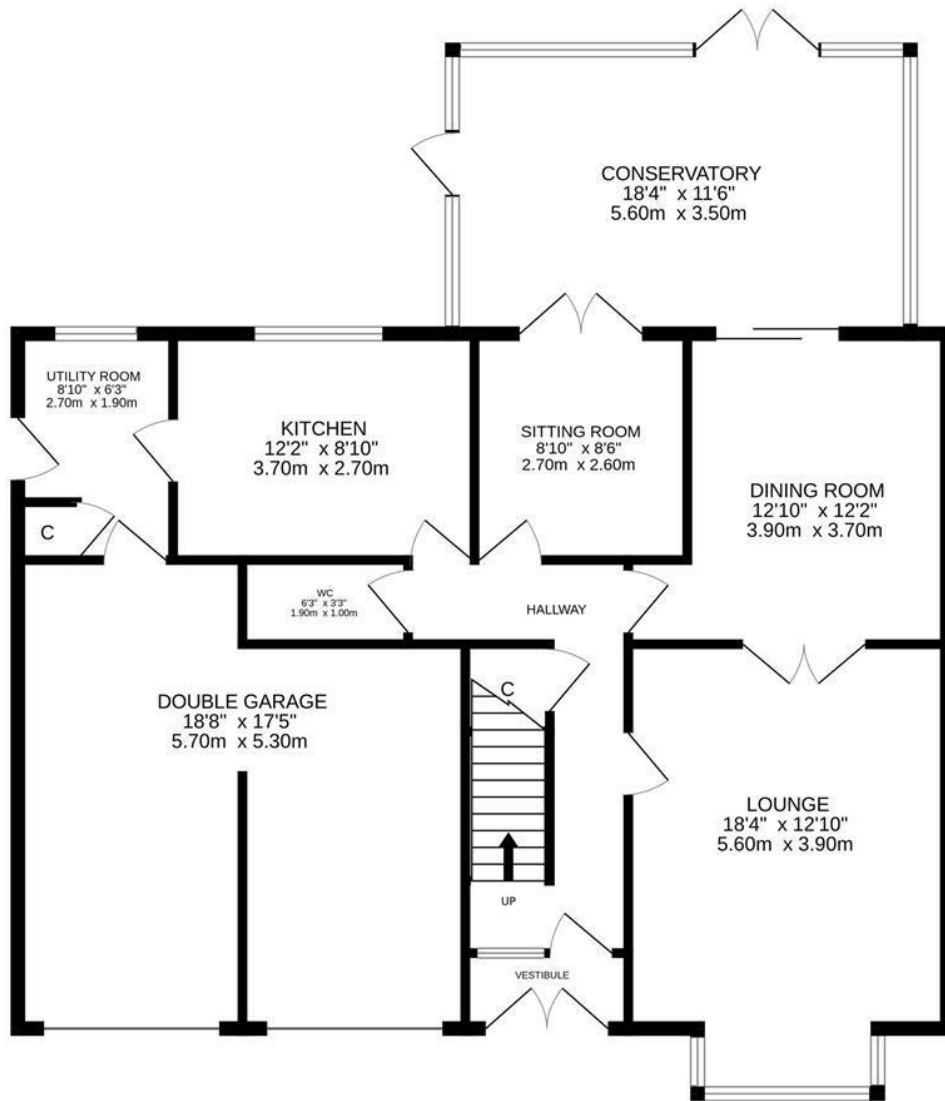
minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

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.





GROUND FLOOR



1ST FLOOR

