

3 PRINCES CRESCENT, DOLLAR FK14 7BN

HARPER & STONE
ESTATE & LETTING AGENTS





3 PRINCES CRESCENT

DOLLAR, FK14 7BN

PROPERTY FEATURES

- *****CLOSING DATE SET FOR THURSDAY, 18 APRIL 2024 AT 12PM*****
- 3 Bedroom Semi Detached Home
- Situated in a much sought after location in the town of Dollar
- Bright airy dining kitchen
- Lounge
- 3 good sized bedrooms
- Family Bathroom
- Private mature back garden
- Large driveway offering parking for several cars
- Ideal first Family home

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Harper & Stone are delighted to bring to the market 3 Princes Crescent in Dollar. This 3 bedroom semi detached home is positioned in a sought after area with spectacular views.

The accommodation is comprised of:

Ground Floor-Entrance Hall, Lounge and Kitchen Diner.
First Floor - Hall, Three Bedrooms and a Bathroom.

Entering through the front door is the entrance hallway. To the left is the front facing lounge, a light room with log burning stove. An archway leads through to the spacious dining kitchen, a great space for family entertaining. There is a good selection of base units in a dark grey colour with complementary work surfaces. There is a center island housing the ceramic hob and electric oven with extractor fan above. Integrated appliances include electric oven, fridge and dishwasher with space for a separate appliance.

Heading upstairs bedroom 1 is a generous front facing double room. Bedroom 2 is rear facing, taking in the wonderful views of the surrounding countryside. It also benefits from a large storage cupboard. Bedroom 3 is front facing with a large storage cupboard. Completing the upper living is the Family Bathroom with bath, over bath shower, hand basin and WC.

Externally there are private garden grounds to the front, side and rear of the property bounded by timber fences, brick walls and hedges. Off street parking is provided on the driveway to the front of the property. The rear garden is low maintenance with a lovely patio area ideal for outdoor entertaining. There is a single garage to the back of the property which has power and light. An added bonus is the newly installed Electric Charging Point.

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

Viewings are strictly by appointment only via Harper & Stone.



3 PRINCES CRESCENT

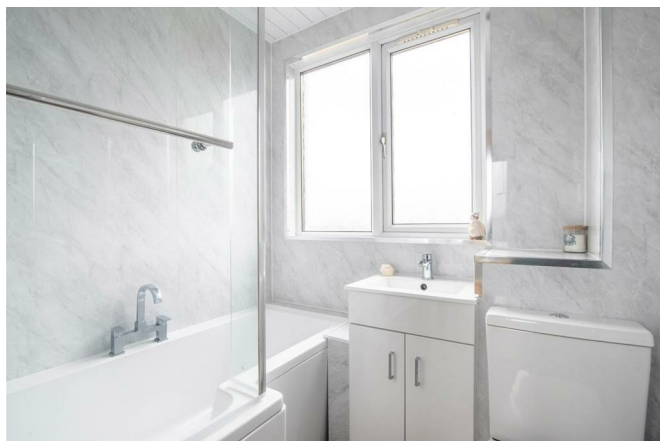
Council Tax Band D
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

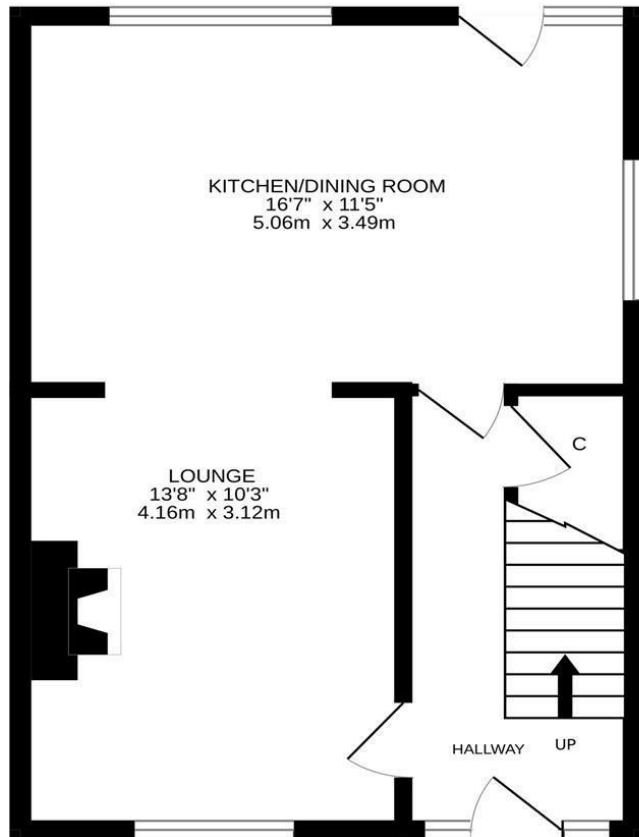
What3words Navigation:////functions.rotate.historic

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

