

14 TARMANGIE DRIVE, DOLLAR FK14 7BP

HARPER & STONE
ESTATE & LETTING AGENTS





14 TARMANGIE DRIVE

DOLLAR, CLACKMANNANSHIRE FK14 7BP

PROPERTY FEATURES

- Charming 3 bedroom detached family home Circa 1972
- Located in the desirable town of Dollar
- Situated within walking distance of local amenities and schooling
- Approximately 114 square meters of flexible accommodation
- Spacious open plan kitchen/dining/lounge
- Two well proportioned bedrooms on first floor
- Ground floor bedroom with built in storage
- Family bathroom situated on ground floor featuring bath with over bath shower
- Attractive gardens to the front and rear
- Early viewing highly advised

Harper & Stone are delighted to present to the market 14 Tarmangie Drive, a charming and generously proportioned three bedroom family home dating from circa 1972. Occupying a desirable position within the popular town of Dollar, this appealing property offers spacious and versatile accommodation, thoughtfully arranged for modern family living. The home is also conveniently situated within easy walking distance of the town's excellent range of local shops, amenities and schooling.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Open Plan Lounge, Kitchen/Diner, Bedroom and a Bathroom.

First Floor: Landing and 2 Double Bedrooms.

Upon entering the property, you are welcomed by a bright and spacious reception hallway, setting the tone for the accommodation beyond. A striking floor to ceiling window floods the space with natural light, creating an inviting first impression. The hallway also benefits from a large storage cupboard, providing practical space for coats, shoes, and everyday household items. From here, the well proportioned accommodation flows seamlessly throughout the home.

To the right lies the generously proportioned front facing lounge, a bright and welcoming room enhanced by a large picture window that draws in an abundance of natural light. Enjoying a lovely outlook over the beautifully landscaped front garden and towards the picturesque Ochil Hills beyond, this elegant space provides the perfect setting for both relaxing with family and entertaining guests.

The lounge flows seamlessly into the spacious kitchen and dining room at the rear of the property, which enjoys a delightful outlook over the beautifully landscaped garden. French doors open directly onto a decked area, creating a peaceful spot to relax and enjoy the surroundings.

The kitchen is fitted with attractive pale green base units, complemented by stylish worktops and neutral tiles. Integrated appliances include an electric fan oven and induction hob, while dedicated space is available for a washing machine, slimline dishwasher, and fridge freezer. A range of freestanding cabinets along one side enhances both storage and functionality and can be included in the sale if desired. The back door from here provides convenient access to the garden via a covered veranda, offering a practical outdoor space protected from the elements.

The generous dining area easily accommodates a large table, making this an ideal setting for everyday family life as well as entertaining guests.



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Returning to the hallway, bedroom 3 is a versatile double bedroom positioned to the front of the property. Benefitting from useful built in storage, this room offers excellent flexibility and could equally serve as a home office, cosy snug, playroom, or guest bedroom, depending on individual requirements.

Completing the lower living is the family bathroom is well appointed with a bath and over bath mains fed shower, complemented by a pedestal sink and WC. Finished in a neutral style, it provides a practical and comfortable space for everyday use.

Heading upstairs, the landing is flooded with natural light from a Velux window, creating a bright and welcoming feel. Generous in size, there is ample room for freestanding furniture or a desk, providing practical additional space.

There are two generously proportioned bedrooms on this level. Bedroom 1 is a particularly spacious room, benefiting from extensive built in storage, ample room for a super king size bed, and beautiful open views across the Ochil Hills. Bedroom 2 is also a generous double room and features useful built in eaves storage, helping to maximise the available space.

Externally, the property enjoys beautifully landscaped gardens that surround the property r, offering an attractive setting for keen gardeners and those who enjoy outdoor entertaining. The rear garden has been thoughtfully designed and features a patio seating area, creating the perfect spot to relax and enjoy the peaceful surroundings. It is enhanced by raised planting beds that provide colour, texture, and seasonal interest throughout the year.

To the front, a series of tiered flower beds lead up to the property, creating an attractive approach while also providing a degree of privacy and a charming outlook from within the home. A driveway offers off street parking for two vehicles, while the single garage provides additional parking, storage, or workshop space. Benefitting from power and lighting, the garage lends itself to a variety of uses to suit individual needs.

The current owner has invested in a range of improvements in recent years, and as a result the property is presented in excellent walk in condition, offering a stylish and well maintained home ready to be enjoyed from day one.

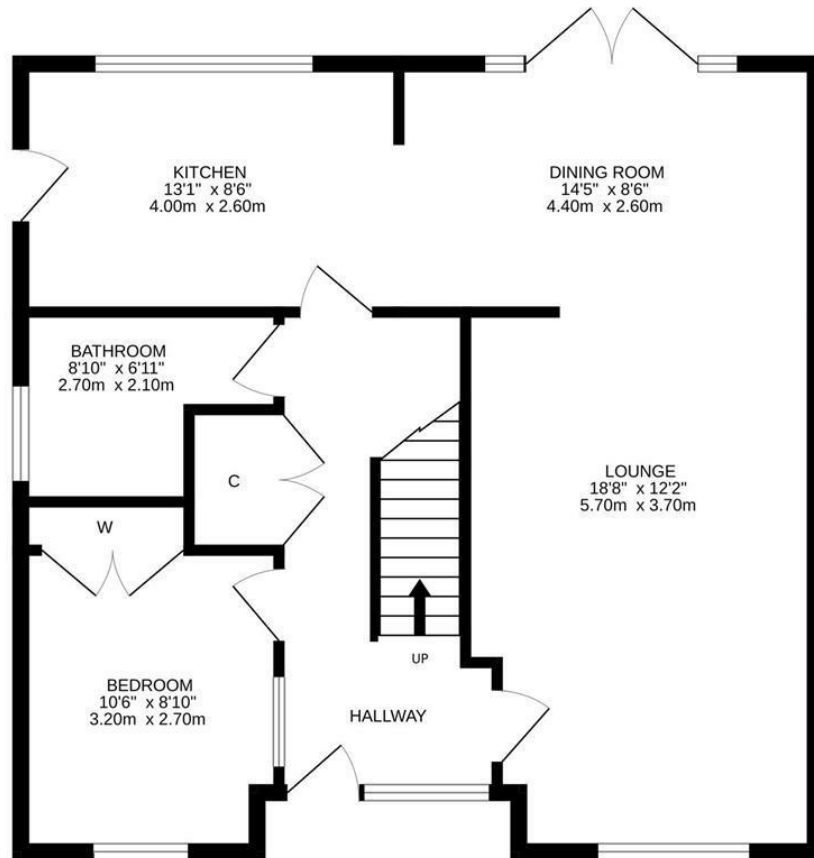
Combining character, comfort, and an enviable location, 14 Tarmangie Drive presents a wonderful opportunity for families seeking a home in one of Dollar's most desirable areas. Early viewing is advised to appreciate all this lovely home has to offer.

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.



GROUND FLOOR



1ST FLOOR

