

18 ASHLEY AVENUE, DOLLAR FK14 7EG

HARPER & STONE
ESTATE & LETTING AGENTS





18 ASHLEY AVENUE

DOLLAR, FK14 7EG

PROPERTY FEATURES

- Lovely 3 bedroom bungalow circa 1990 set within a quiet cul de sac
- Popular location within the town of Dollar, close to all amenities
- Approximately 94 square meters of living space
- Attractive lounge with south facing bay windows
- Well appointed light bright kitchen
- Spacious conservatory with lovely garden views
- Principal bedroom with ensuite shower room
- Built in wardrobes featured in all bedrooms
- Large private rear garden
- Early viewing recommended

Harper & Stone are delighted to present 18 Ashley Avenue to the market, a welcoming three bedroom bungalow set in a peaceful cul de sac in the lovely town of Dollar. The home is conveniently placed for everyday essentials, with shops, schools, transport links all within walking distance. The property also offers easy access to gentle walking routes, perfect for enjoying the surrounding nature.

The accommodation presents as follows:

Ground Floor: Ground Floor: Entrance Hall, Lounge/Diner, Kitchen, Principal Bedroom with Ensuite Shower Room, Two further Bedrooms, Bathroom and Conservatory.

Entry to the property takes you into the hallway from where the accommodation flows. The lounge sits to the right, offering an L shaped layout with a bay window that brings in plenty of natural light. A decorative fireplace adds a cosy focal point and sliding patio doors open into the spacious conservatory, an ideal spot to unwind while enjoying a peaceful outlook over the garden.

The kitchen sits just off the lounge, offering practical shaker style wall and base units. Integrated appliances, include an induction hob, double oven, grill and dishwasher with space for a washing machine and fridge freezer. A door from the kitchen leads directly into the conservatory a handy option for entertaining family and friends.

Sitting toward the rear of the home, bedrooms two and three offer a peaceful retreat. Bedroom two provides a generous double layout with built in wardrobes. Bedroom three also features built in storage and works beautifully as a single room or a bright, quiet spot for a home office, ideal for modern living.

The principal bedroom offers a generous space with fitted double wardrobes and a bright south facing window. The adjoining ensuite shower room includes a mains shower, vanity sink with storage and a WC. Completing the accommodation is the family bathroom with bath, over bath shower, vanity sink and a WC. There is useful built in vanity storage and hanging space.



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Externally, the driveway provides parking for multiple vehicles and leads to a double garage with up and over doors. The rear garden offers a private, tranquil setting with a lawned area and wooden fencing. A patio space creates a lovely spot to sit out or entertain during the warmer months.

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.

What3words navigation: [///cubs.swimsuits.flamenco](https://www.what3words.com/?q=///cubs.swimsuits.flamenco)

Council Tax Band G

EER Band D

Water: Mains

Sewage: Mains

Heating: Gas Mains

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 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.



