

5 PRINCES CRESCENT NORTH, DOLLAR FK14 7BX

HARPER & STONE
ESTATE & LETTING AGENTS





5 PRINCES CRESCENT NORTH

DOLLAR, CLACKMANNANSHIRE FK14 7BX

PROPERTY FEATURES

- 4 Bedroom split level detached property
- Ideally located in a Prime Residential setting
- Modern Fitted kitchen
- Open plan lounge & dining area
- Two modern bathrooms plus cloakroom
- Private driveway
- Electric car charger
- South facing private garden
- Unfurnished
- Available immediately

Harper & Stone are delighted to bring to the market 5 Princes Crescent North in Dollar. This four-bedroom detached split level home is positioned in a much sought after area and boasts spectacular views overlooking Dollarbeg.

The accommodation consists of Ground Floor: Hallway, open plan living room/dining room, kitchen, bedroom, three-piece bathroom suite, a two-piece WC suite, airing cupboard (housing the boiler) access to an integral single garage.

Lower Ground Floor: Hallway, three bedrooms. And shower room.

Entry to the property is through a raised porch via the double-glazed front door leading to the main hallway from where the ground floor accommodation flows. To the right is a cloakroom followed by access to the integral garage.

To the left is the kitchen providing a good selection of wall and base units in cream with complimentary work surfaces. There is a 5-ring gas burner and gas range cooker with double oven.







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The L shape lounge/dining area is welcoming with dual aspect windows facilitating the fantastic views to the open countryside. Bedroom 4 sits adjacent to the living space, a good size double room with built in wardrobe and again stunning views to the rear.

The family bathroom hosts a white suite comprising bath, over bath feature shower, hand basin, backlit heated mirror and WC.

The lower hallway is light and bright and gives access to the back garden. There is the Master bedroom facing the rear of the property. There are a further 2 double bedrooms again rear facing.

Completing the lower ground floor is a beautiful shower

room hosting large waterfall shower, hand basin with vanity unit with back lit heated mirror and WC.

Externally the property benefits from sections of private garden ground to the front, side and rear. The back garden incorporates a patio area ideal for outdoor entertaining, with terraced area. There is a small shed. The mono-bloc driveway allows off street parking for multiple vehicles and the property also benefits from an electric car charger.

Council Tax Band: E
EER Band: C
L/L Reg: 1733461/150/20022
LARN 1811005

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.





