





McEwan Fraser Legal

Solicitors & Estate Agents

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34 Princes Crescent

DOLLAR, CLACKMANNANSHIRE, FK14 7BW

DOLLAR

CLACKMANNANSHIRE

Dollar is a small town in Clackmannanshire, Scotland, a most popular destination among the Ochil Hillfoots villages stretching east from Stirling on the A91 road to St Andrews. The town snuggles between the Ochil Hills immediately to the north overlooked by the impressive Castle Campbell, and the River Devon to the south with views towards Edinburgh.

Excellent schooling is on offer at Dollar Academy, the UK renowned private school, or within the district at Alva Academy. Local primary schooling is available, and Stirling University lies about 10 miles to the west of the town.

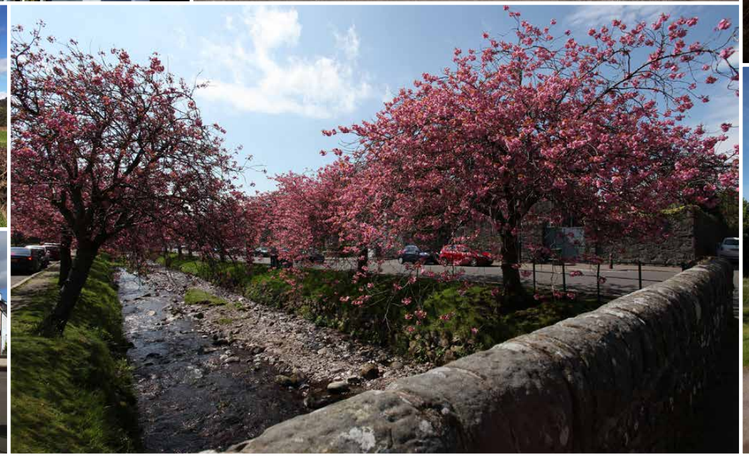
Dollar offers a variety of shopping facilities, post office services, and a variety of sports and leisure amenities. The town is very accessible, with major centres of Stirling (13 miles), Perth (26 miles), Edinburgh (37 miles) and Glasgow (37 miles) approx, all within easy reach. To the north lies the beautiful countryside of the Scottish Highlands.















34

PRINCES CRESCENT

34 Princes crescent is a delightful three bedroom semi-detached family villa situated within a quiet residential setting. The property has been well maintained by the current owners and is in move-in condition.

The entrance hall has a door leading to the lounge with stairs leading to the upper level. The spacious lounge dining area stretches the length of the property and has front and rear facing windows and leads to the kitchen. The kitchen is a good size and features a range of floor and wall mounted units and access to the rear gardens. Also to the ground floor, there is ample storage. To the upper level, there are three good sized double bedrooms one of which features built-in wardrobes. The family bathroom completes the accommodation on offer.

Off-street parking is provided by a driveway leading to the single garage. The front garden is laid to lawn and there is a lovely landscaped garden to the rear which is accessed via the side of the property. This property also benefits from gas central heating and double glazing.









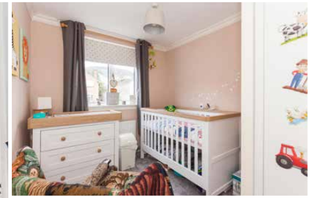


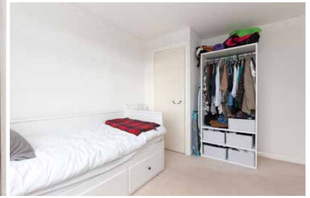
















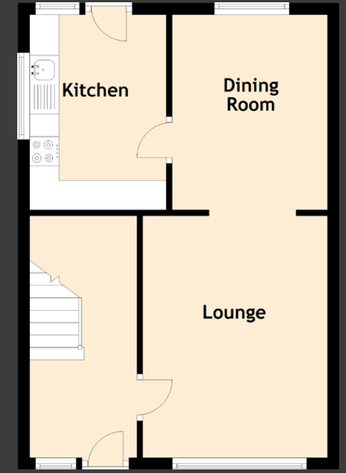
Approximate Dimensions
(Taken from the widest point)

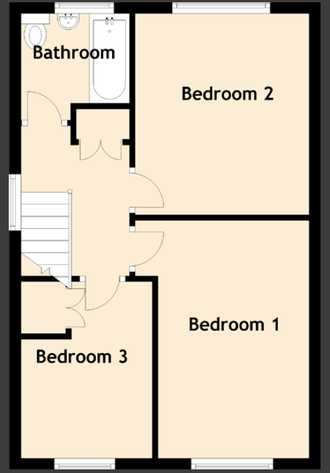
Lounge	4.13m (13'7") x 3.15m (10'4")
Dining Room	3.52m (11'7") x 2.65m (8'8")
Kitchen	3.33m (10'11") x 2.33m (7'8")
Bedroom 1	4.17m (13'8") x 2.65m (8'8")
Bedroom 2	3.53m (11'7") x 3.05m (10')
Bedroom 3	3.10m (10'2") x 2.35m (7'9")

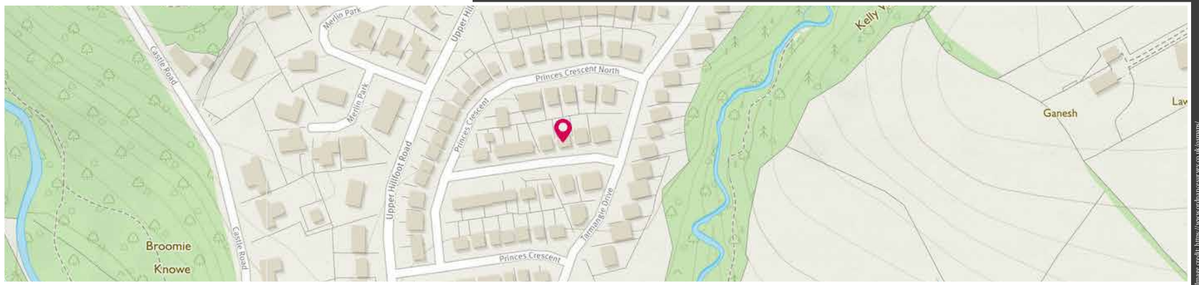
Gross internal floor area (m^2): 76m^2

EPC Rating: D

Extras (Included in the sale): Floor coverings and light fittings.











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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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