




McEwan Fraser Legal
Solicitors & Estate Agents
01324 467 050

88 The Ness

DOLLAR, FK14 7EB



CASTLE CAMPBELL, DOLLAR HIGH STREET & DOLLAR ACADEMY



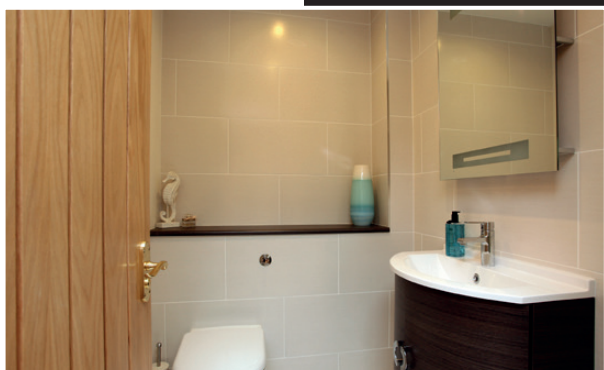
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Dollar is a small town in Clackmannanshire, Scotland, a most popular destination among the Ochil Hillfoots villages stretching east from Stirling on the A91 road to St Andrews.

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.

McEwan Fraser Legal are delighted to present to the market this highly desirable four bedroom detached home, situated in a quiet cul-de-sac, which offers versatile excellent family accommodation.



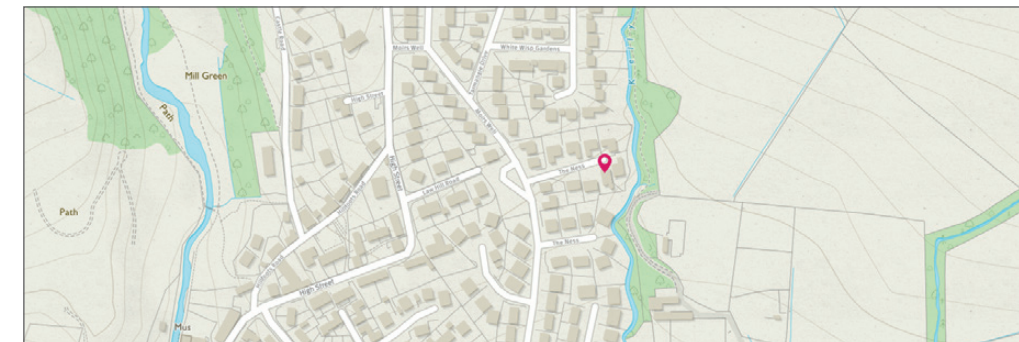
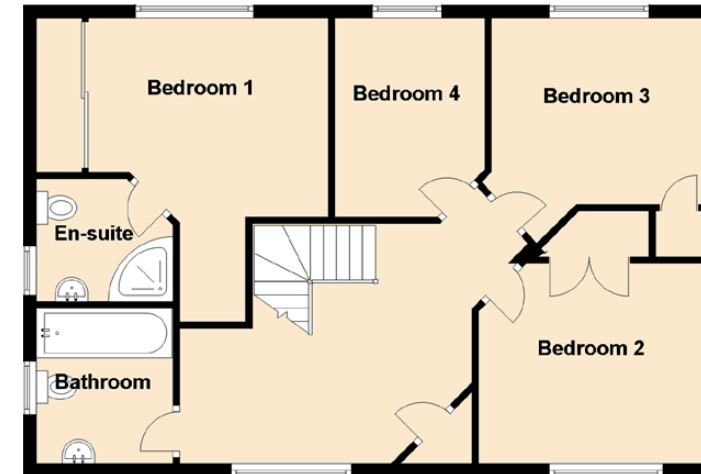
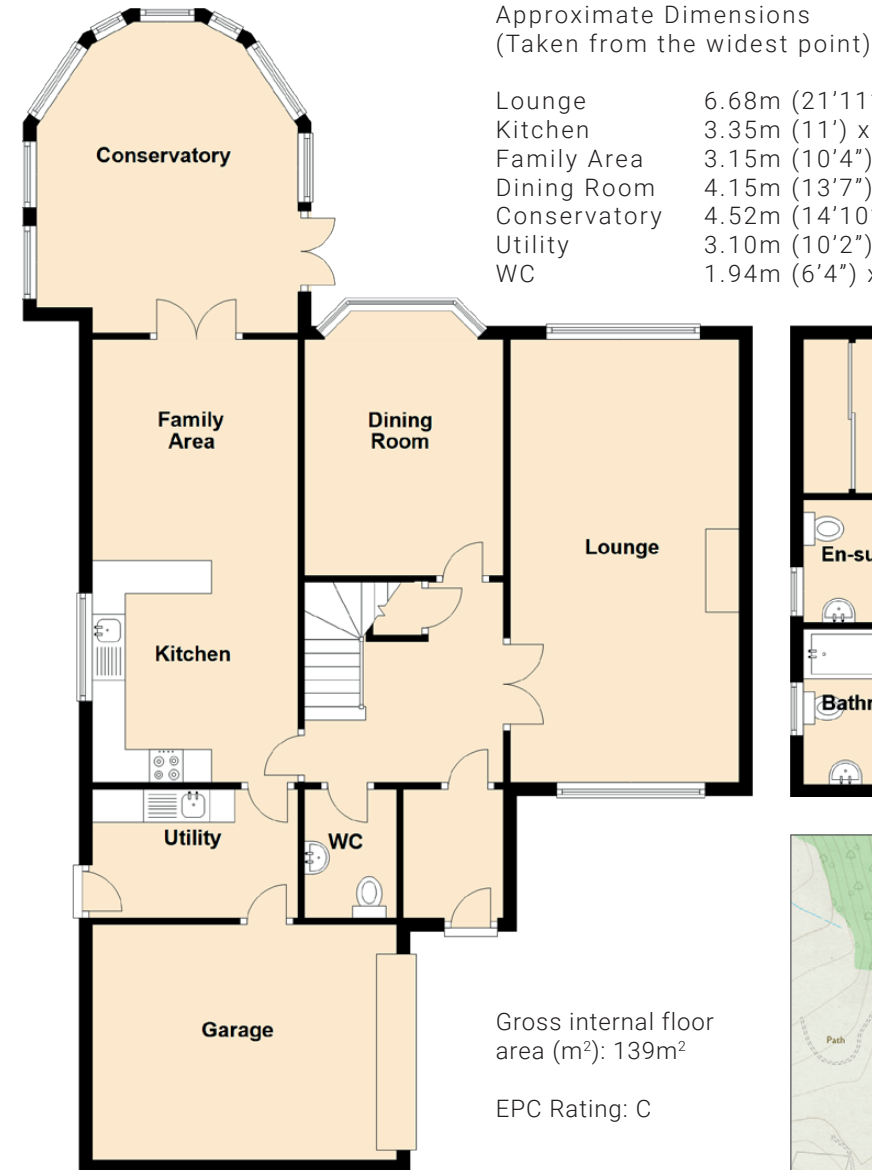
Upon entering this home your eyes will be immediately drawn to the solid oak staircase and bannisters which set the tone for this beautiful property. Seamless Amtico flooring, solid oak woodwork, integrated Bose sound system and a fantastic Range cooker, just a few of the features which will delight the prospective buyers. The main lounge in this property boasts double aspect windows and an open flame fireplace making this room light during the day and cosy of an evening. Through the formal dining room which easily seats 8 and offers views of the garden through the bay window. Into the heart of the home which is made of the fully equipt kitchen, family room and spacious conservatory. The kitchen offers a range of wall and floor mounted units with integrated appliances and plenty of workspace, there is also a utility room and access to the integral double garage.

Upstairs there are 3 Double Bedrooms with storage and a large Single Bedroom. All of the bedrooms would fit an array of furniture configurations with the master boasting an En-Suite. The family bathroom is partially tiled in natural



limestone and has a shower over bath. The property also benefits from gas central heating and double glazing.

Encompassing the property are well maintained and low maintenance gardens which are private and fully enclosed.





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Tel. 01324 467 050
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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