



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**22 Dollarbeg Park**

DOLLAR, CLACKMANNANSHIRE, FK14 7LJ



# DOLLAR

CLACKMANNANSHIRE, FK14 7LJ

**“ ... OVERLOOKED BY THE IMPRESSIVE CASTLE CAMPBELL WITH VIEWS TOWARDS EDINBURGH AND TO THE SOUTH THE RIVER DEVON VALLEY ... ”**

Dollarbeg is a small development of exclusively designed houses on the southern outskirts of Dollar with view of the Ochil Hills and the Devon Valley.

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.

Excellent schooling is on offer at Dollar Academy, the UK renowned private school. There is a local authority primary school in Dollar and a number of secondary schools available in the district 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 (thirteen miles), Perth (twenty-six miles), Edinburgh (thirty-seven miles) and Glasgow (thirty-seven miles) approx, all within easy reach. To the north lies the beautiful countryside of the Scottish Highlands.





# 22 DOLLARBEG PARK

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McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this modern, spacious four/five-bedroom bungalow situated in an elevated position and enjoying amazing panoramic views over the Ochil hills and beyond.

This beautifully presented property includes the entrance vestibule, hallway, with oak flooring and a large lounge featuring a double aspect window flooding the room with natural light. The open plan kitchen featuring granite work surface with integrated oven, microwave, hob, fridge/freezer and dishwasher opens to the casual dining area with double aspect window. The adjacent utility room features washing machine and tumble dryer. The family room has Patio doors opening onto a large paved terrace and the wonderful landscape gardens. There is a separate dining room for more formal dining with family and friends.

The property has four double bedrooms with integrated wardrobes. The master bedroom has a fully tiled bespoke en-suite shower room. There is a family bathroom with a roll top bath and a separate shower cabinet, there is a further toilet and washbasin.

22 Dollarbeg sits in substantial garden grounds which wrap around the property with views from all angles of the garden, lying mainly to the south-facing front of the property. The block paved driveway leads to the large double integrated garage with electrically operated doors. The garden area itself is laid mainly to lawn, offset with a variety of shrubs and trees, there is a greenhouse with adjacent raised beds and giving amazing views over the countryside.

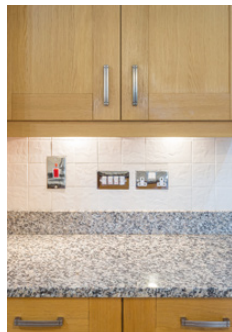
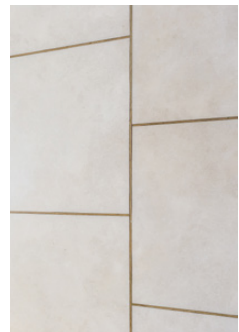
This commodious house has a flexible layout would make a wonderful family home.



LOUNGE







KITCHEN / UTILITY / FAMILY ROOM / DINING ROOM







BEDROOMS







BATHROOM / WC

# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Drawing Room	5.30m (17'5") x 4.40m (14'5")
Kitchen	4.40m (14'5") x 3.90m (12'9")
Breakfast Room	4.70m (15'5") x 2.90m (9'6")
Family Room	4.90m (16'1") x 3.60m (11'10")
Utility Room	4.70m (15'5") x 1.70m (5'7")
Dining Room	4.20m (13'9") x 3.40m (11'2")
Master Bedroom	4.50m (14'9") x 4.20m (13'9")
En-suite	3.00m (9'10") x 1.80m (5'11")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	3.30m (10'10") x 3.30m (10'10")
Bedroom 4	3.20m (10'6") x 3.10m (10'2")
Bathroom	3.00m (9'10") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 192m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Floor coverings, light fittings, blinds, window dressings and integrated appliances.

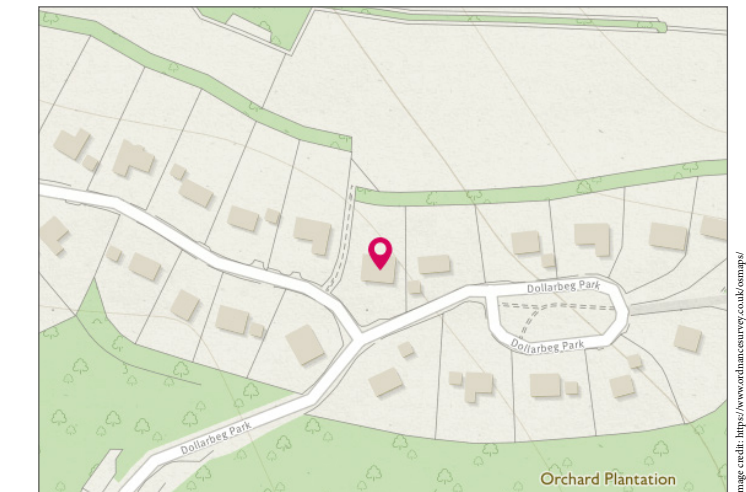


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**GRANT LAWRENCE**  
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