

# 38 Tarmangie Drive

DOLLAR, FK14 7BP



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Stunning three-bedroom bungalow in a  
sought-after location*





We are delighted to introduce to the market, this immediately impressive three-bedroom detached family bungalow. This is a very rarely available property given it's a spacious bungalow and it's offered to the market in immaculate condition throughout. The property offers tremendous flexibility for any family or Retiree to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet setting of the family-friendly and popular location of Dollar. The surrounding tiered gardens offer a particularly private and appealing outdoor space, and the property has been carefully and thoughtfully designed with individuality and an easy free-flowing space in mind.

## THE LOUNGE/DINER



The accommodation consists of a welcoming and generous hallway with two generous storage cupboards, giving the viewer just a hint of what's to come, and the remainder of the property has also been built to excellent proportions. The large lounge/diner is of a size and layout rarely available in today's more modern builds and all the hallmarks of a great room are evident; spacious proportions, lots of natural light flooding in, and space that will cater for sumptuous designer furniture that you'll be able to set out in any number of configurations.



# THE KITCHEN



The bright and spacious kitchen is very appealing, fitted in a good range of quality units and work surface, it makes a real 'hub' of the home. It features a fantastic range of appliances, and it is evident this has been thoughtfully designed with both style and functionality in mind.







The spacious family bathroom is bright and contains a beautiful white suite with a mains shower as well as a separate bath. A chrome heated towel rail and quality built-in storage complete this spacious bathroom. There are three spacious bedrooms in this unique home, all lovely and bright, all with built-in cupboards and with plenty of room for free-standing furniture. The master bedroom further benefits from an en-suite toilet.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





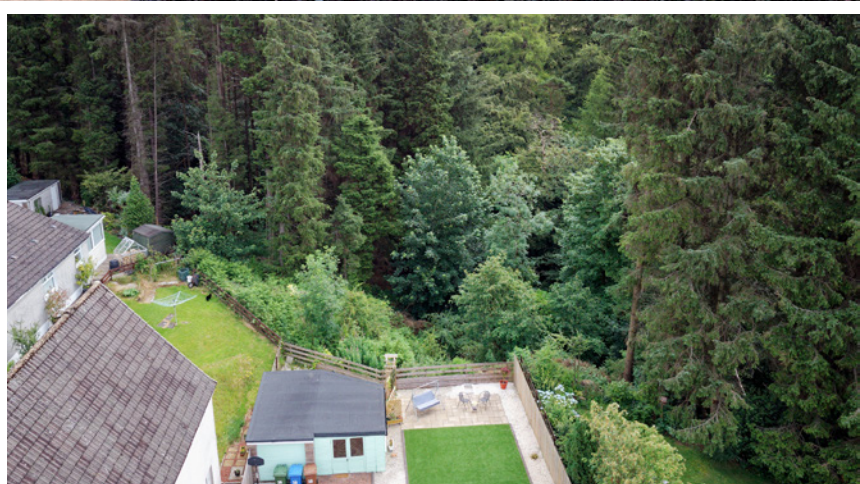
The monobloc driveway provides ample parking for several cars and leads to a garage with both power and light and has an add-on section that could be used as a summer room / craft room or just a tranquil space in the garden. The house is always warm and comfortable via double glazing and gas central heating and underfloor insulation. The new roof means many years free of maintenance concerns.

Low-maintenance gardens frame the property beautifully. The length of time the current owners have enjoyed this lovely home points to its enduring appeal as a secure, comfortable place to call home. It's sure to be popular and we believe early viewing is a must for anyone seeking a great bungalow.

# EXTERNALS

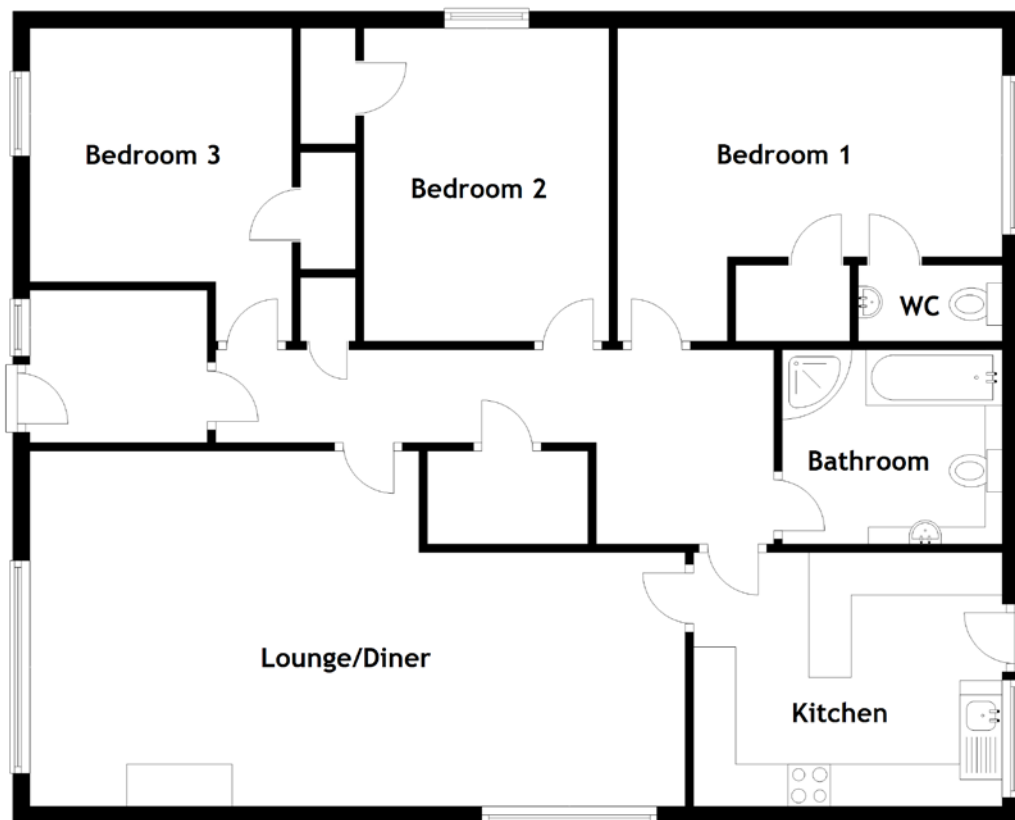








# FLOOR PLAN, DIMENSIONS & MAP



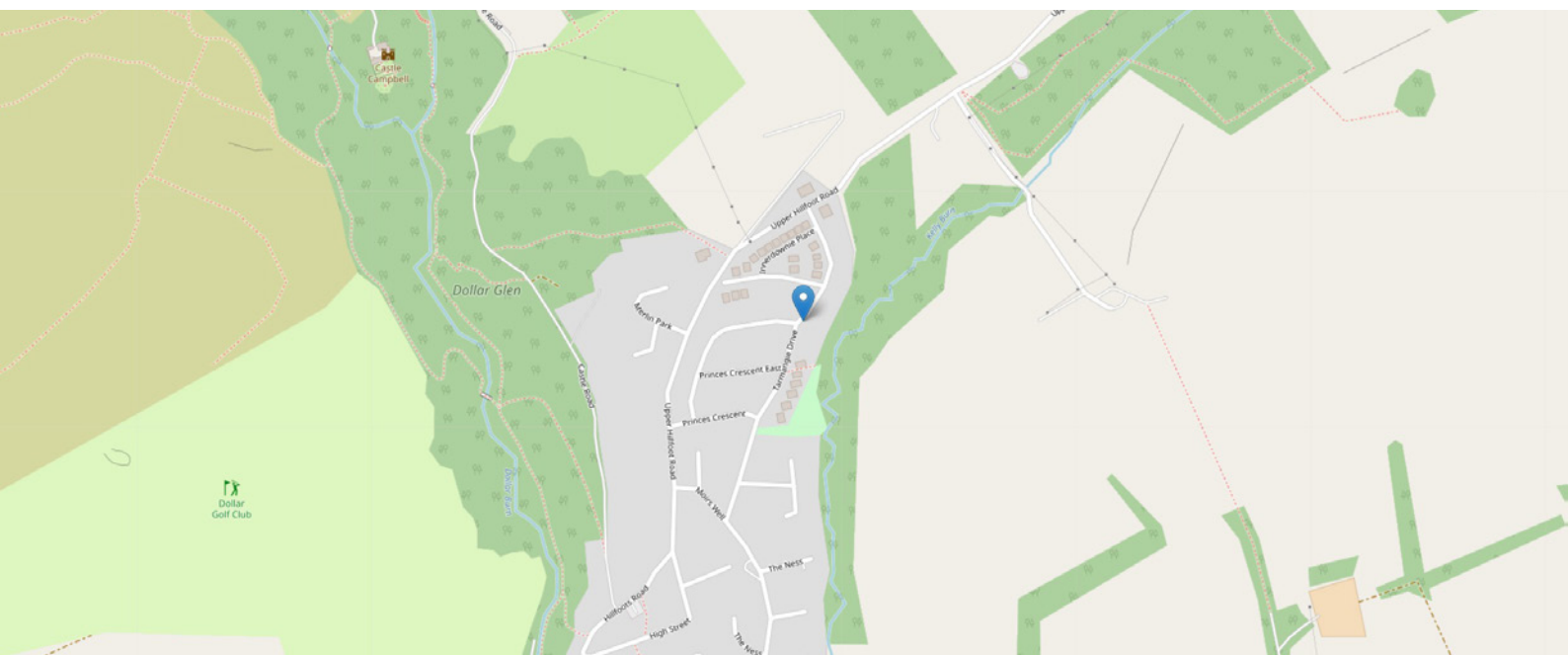
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.75m (25'5") x 4.20m (13'9")
Kitchen	3.65m (12') x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")
WC	1.70m (5'7") x 0.90m (2'11")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 3.10m (10'2")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £3250.00

Extras (Included in the sale): Some items may be available by separate negotiation.





# THE LOCATION

Dollar is a small town in Clackmannanshire, Scotland, a most popular destination among the Ochil hill foots 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.







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