



****HOME REPORT VALUE £530,000****

Bastion Property Management are delighted to offer to the market this superbly presented four bedroom detached Manor Kingdom Villa, located within the sought after area of Dollarbeg. The village is a highly desirable residential area made up of fine detached homes and is convenient for Dollar Academy and all other local amenities. Major road networks also allow ready access to the business and cultural centres throughout Scotland.

The property, on the level lower, is comprised of: vestibule, reception hall, lounge, family room, magnificent breakfasting kitchen with integrated appliances, utility room, dining room, WC/cloakroom and double garage. Upstairs there is a master bedroom, dressing room with en-suite bathroom and separate shower and bedroom two with ensuite shower room. There are two further double bedrooms, gallery area and a family bathroom. All rooms are impeccably appointed with fresh tasteful décor complemented by quality fitted floor coverings which are include in the sale. Specification is to an uncompromising standard with quality kitchen and bathroom fittings. Warmth is provided by a calor gas fired central heating system and double glazing is installed.

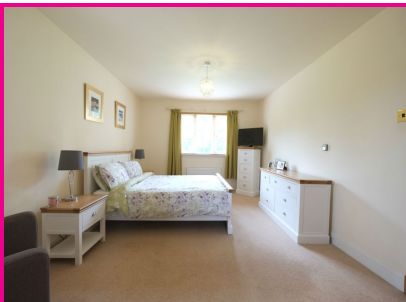
The property has neat, mature and extensive garden grounds which have been designed predominantly for ease of maintenance. The property is accessed via a sizeable driveway which permits ample off street parking and also gives access to a double integral garage with electric roller doors which has power and light installed. The front garden is mainly laid to lawn with peripheral borders. The larger rear garden enjoys a high degree of privacy as the area beyond is woodland.

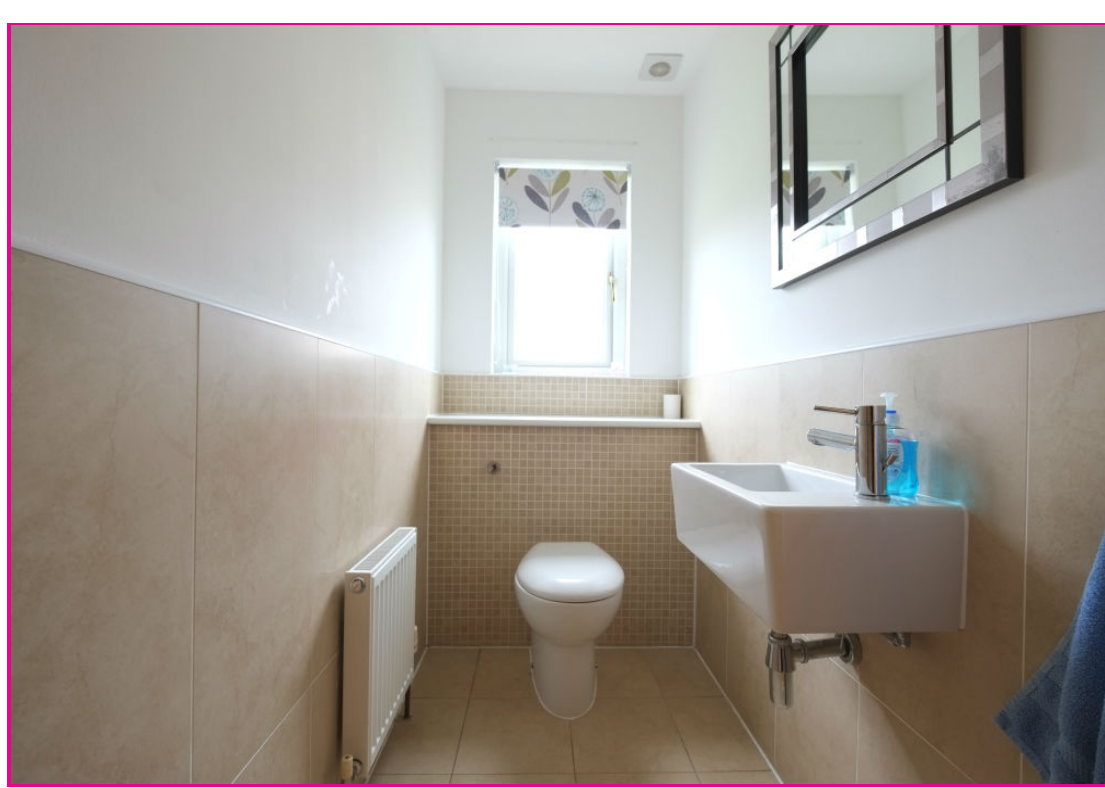
The neighbouring towns offer a variety of local amenities and 24hr supermarkets. The city of Stirling is within approximately 20 minutes commute and offers a wide range of facilities including numerous bars, restaurants, cinemas, sports facilities and shopping centres with major high street stores. Schooling is available nearby at both primary and secondary levels and the Dollar Academy school bus stop is nearby.

Room Sizes

All measurements taken from widest point

Lounge	5.6 x 4.2 (18'5 x 13'9)
Dining Room	4.2 x 3.1 (13'9 x 10'4)
Breakfasting Kitchen	7.1 x 3.4 (23'4 x 11'5)
Family Room	3.4 x 2.6 (11'2 x 8'9)
Utility Room	1.8 x 3.0 (6'0 x 10'0)
Master Bedroom	3.5 x 4.8 (11'6 x 15'11)
Ensuite	3.2 x 2.0 (10'6 x 6'7)
Bedroom 2	5.3 x 3.4 (17'5 x 11'6)
Ensuite	2.0 x 1.9 (6'10 x 6'3)
Bedroom 3	3.4 x 5.6 (11'2 x 18'5)
Bedroom 4	3.6 x 2.6 (11'10 x 8'7)
Gallery	3.1 x 3.6 (10'3 x 12'0)
Bathroom	2.7 x 2.9 (8'11 x 9'9)







Travel Directions

Travelling from Stirling on the A91 pass through the villages of Menstrie, Alva and Tillicoultry. Upon entering the village of Dollar take the 5th turning on the right hand side into Devon Road. Continue on this route taking the second turning on the right at the cross road intersection into the B9140 where the estate of Dollarbeg Park can be found on the right hand side.

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Agents Note
These details are set out as a general outline only and do not constitute any part of an offer or contract.
All measurements are approximate and have been taken using a sonic tape, therefore may be subject to a small margin of error.
Any services equipment or central heating systems have not been tested and no warranty is given or implied that these are in working order.
Extras, fixtures, fitting or any other items are not included unless specifically described.