



**40 BACK ROAD  
DOLLAR  
FK14 7EA**

This spacious traditional DETACHED BUNGALOW with attached garage and plot with outline planning permission is enviably positioned in a desirable sought after residential area, in a central location, a short 10 minutes stroll to Dollar and local amenities.

The property provides well arranged accommodation on one level comprising entrance vestibule, broad L-shaped reception hall, spacious lounge, diningroom, large breakfasting kitchen, rear porch, two excellent double bedrooms and bathroom and benefits from Gas fired central heating.

Planning approval has been obtained for a substantial 7 apartment detached house with double integral garage in the garden grounds to the east of the property.

**OFFERS OVER £299,000**

**GENERAL DESCRIPTION:**

Situated in one of the district's much desired and sought after residential areas, this detached bungalow and garden plot commands a slightly elevated position affording superb views over the grounds of the world renowned Dollar Academy.

The property is a traditional detached bungalow with well arranged accommodation on the one level comprising entrance vestibule, L-shaped reception hall, spacious lounge, formal diningroom with alternative use as a third double bedroom, large breakfasting kitchen, rear porch, two excellent sized double bedrooms and bathroom, and benefits from gas fired central heating and a garage to the side which is accessed from a tarmacadam driveway to a further carport.

The property requires a degree of internal upgrading and there is possibility of creating additional rooms in the roof space (subject to obtaining all necessary approvals, consents and warrants).

There are garden grounds to the rear and side of the property. The current owner has obtained outline planning permission for the erection of a substantial 7 apartment dwelling house with double integral garage in the garden grounds to the east of the property.

**LOCATION:**

The village of Dollar nestles at the foot of the Ochil Hills, a popular and much desired village in which to reside. There are local shops, facilities and amenities to suit daily needs in the village with local primary school within walking distance while secondary schooling is provided in nearby Alva. Private sector schooling is available at Dollar Academy, which is within 5 minutes walking distance, and at Beaconsfield in Bridge of Allan. Dollar enjoys a central location for commuters to Stirling, Dunfermline, Kinross, Perth and Edinburgh. The A91 runs through the village with Stirling a 20 minute car journey where there are excellent extensive shopping, leisure and recreational facilities. There are motorway connections from Stirling to Edinburgh, Glasgow and Perth. Alloa railway station which is a 15 minutes drive away provides a regular shuttle service to Stirling and an hourly service direct to Glasgow Queen Street Station. Travelling from Stirling follow the A91 through the Hillfoot villages of Menstrie, Alva and Tillicoultry to Dollar. On entering Dollar take the second left into Thornbank Road. 40 Back Road, Dollar is at the top of the road.

**ACCOMMODATION:**

All sizes are approximate

**ENTRANCE VESTIBULE:**

**5'7 X 5'2 (1.72M X 1.59M)**

Enter via half glass outer door to vestibule with glass door leading to L-shaped hall.

**HALL:**

L-shaped reception hall provides access to all apartments. Central heating radiator.

**LOUNGE:**

**15'10 X 12'0 (4.85M X 3.68M)**

A light airy spacious lounge with large window to the front with stunning views overlooking Sheardale Ridge. Fireplace and surround and two central heating radiators.

**DININGROOM:**

**18'8 X 11'5 (4.87M X 3.64M)**

Further spacious room with large window to front of property. Currently used as a third bedroom. Two central heating radiators.

**BREAKFASTING KITCHEN:**

**19'9 X 12'1 (5.26M X 3.83M)**

Large breakfasting kitchen in need of upgrading. Currently fitted with range of wall and floor units and worktops. Space for usual kitchen appliances. Window to rear garden and central heating radiator. Door to rear porch.

**REAR PORCH:**

**7'6 X 7'2 (2.20M X 2.19M)**

Small rear porch with external door to rear garden.

**BEDROOM 1:**

**12'0 X 11'0 (3.52M X 3.22M)**

Double sized bedroom with window overlooking rear gardens. Room for free standing bedroom furniture. Central heating radiator.

**BEDROOM 2:**

**11'11 X 10'5 (3.51M X 3.06M)**

Second double bedroom with window overlooking rear gardens. Room for free standing bedroom furniture. Central heating radiator.



**BATHROOM:**  
7'7 X 4'11 (2.33M X 1.5M)

Partly tiled bathroom with three piece coloured suite. In need of upgrading. Window to rear of property and central heating radiator.

**GARAGE:**

Attached single garage with up and over door. Tarmac driveway to front leading to carport.

**GARDENS:**

Garden grounds to front and side.

**PLANNING:**

Outline planning permission has been obtained from the Local Authority for the erection of a single dwelling house in the garden grounds.

**VIEWING:**

By appointment through our Property Department on 01259 723201.

**ENTRY:**

Negotiable.

**COUNCIL TAX:**

Band 'F' - £2,206.43

**REF:**

KMcL/A1011

**DISCLAIMER:**

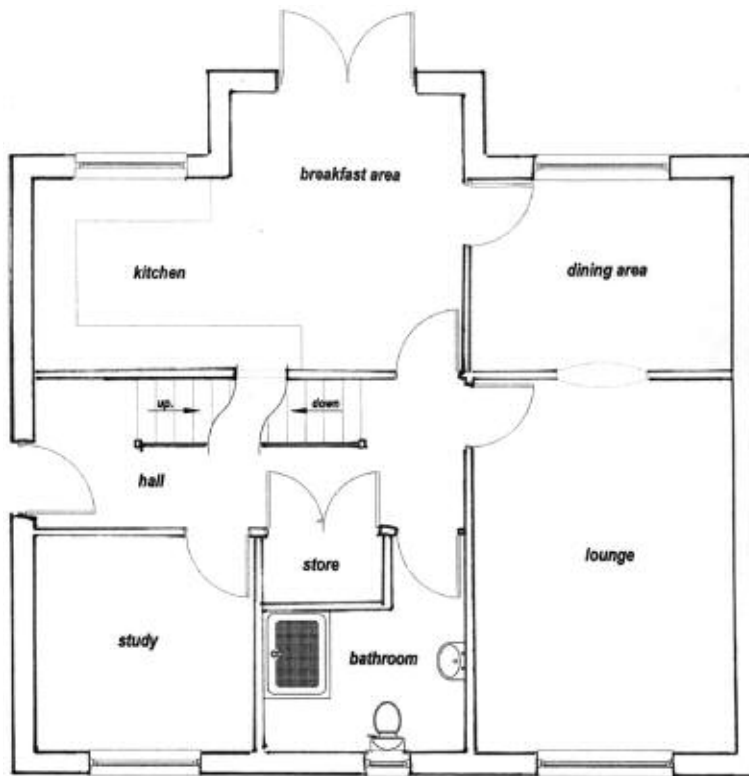
Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

Floor plans and dimensions have been provided by others and are for general illustrative purposes only and are not warranted as true or correct by the Selling Agents. Prospective purchasers are required to satisfy themselves as to the accuracy of the above information. These particulars do not form part of a contract or a warranty.

**HOUSE SALES:**

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.





**Proposed First Floor Plan**



**Proposed Second Floor Plan**

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