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solicitors & estate agents



## 2 Dewar Street, Dollar

### Offers Over £195,000

- Semi Detached Bungalow
- 2 Bedrooms
- Master En Suite Shower
- Modern Kitchen Diner
- Central Location
- Walk In Condition
- Off Street Parking
- Early Viewing Advised.



# 2 Dewar Street, Dollar

## Description

Situated on a good size corner plot of Dewar Street and West Burnside, the property is ideally placed for local shops and amenities. This property is in immaculate condition, and being a bungalow, it is also ideally suited for the retired or less mobile. The current owners have extensively refurbished the property both inside and out, and have added a modern, stylish kitchen-diner. This is a highly desirable property, in a much sought after location and early viewing is recommended. The property is beautifully presented with neutral decoration throughout and has gas central heating, double glazing and off-street parking.

## Accommodation

The property is entered from the front into a welcoming reception hallway. The south-facing lounge is naturally warm and inviting. It benefits from a marble fireplace with electric coal effect fire. The modern and contemporary gloss kitchen is open plan to the dining area and has ample storage units, complimentary work surfaces, electric ceramic hob and electric oven. The fridge and freezer are integrated. French doors provide access to the enclosed rear garden. The inner hallway links the lounge and kitchen and gives access to the family bathroom. There are two good-sized bedrooms, both with built in wardrobes. The master bedroom has an en-suite wet room with easy access shower.

## Outside

The front of the house is bound by a low stone wall and mainly gravelled with rocky flowerbeds. The rear garden is bounded by a timber fence, with the off street parking accessed from West Burnside through wrought iron gates. The garden is easily maintained with gravel, paving and mature flower beds. Furthermore, it has a sunny patio area beside a summer house. There is also a smaller garden shed to the side of the property.

## Local Area

Dollar provides a perfect lifestyle option, in an ideal location, for growing families and professional couples alike. It offers easy access to central Scotland including Glasgow, Stirling, Perth, Dundee and Edinburgh. The village itself has a host of amenities such as a dental practice, beautician, doctor's surgery and chemist. In addition, the delicatessen, restaurant, pub, art gallery, bistro and optician provide an interesting array of local businesses. There are plenty of leisure opportunities in the town and surrounding area, with easy access to beautiful country walks exploring the hills around Dollar, or even within Dollar Glen itself. There are numerous cycle routes in Clackmannanshire including the Devon Way in Dollar. The town has tennis, squash, bowling and cricket clubs and, of course, Dollar Golf Club. The town is favoured by excellent schools, one of which is the renowned Dollar Academy.

## Lounge

4.52m x 3.65m (14'10" x 12'0")

## Kitchen/Diner

5.30m x 3.45m (17'5" x 11'4")

## Master Bedroom

3.72m x 3.25m (12'2" x 10'8")

## En Suite Shower

2.52m x 1.66m (8'3" x 5'5")

## Bedroom

3.16m x 2.64m (10'4" x 8'8")

## Bathroom

2.70m x 1.58m (8'10" x 5'2")

## Inner Hallway

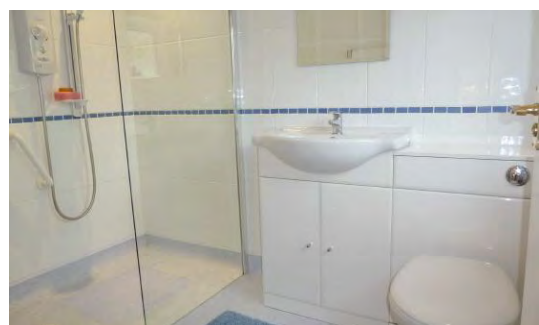
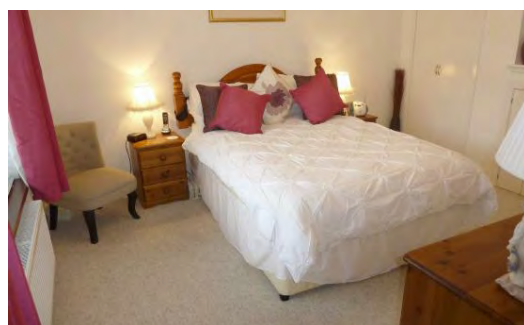
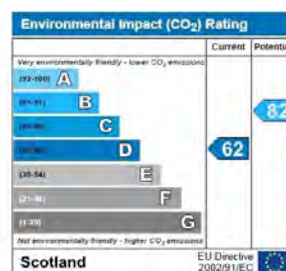
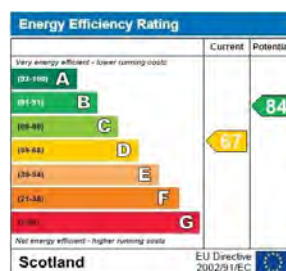
2.77m x 1.88m (9'1" x 6'2")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



(We warrant that the floor plan is a true and accurate representation of the property as it is at the time of the valuation. It is not intended to be used as a basis for any other purpose. The accuracy, completeness and appropriateness of the information is not guaranteed as to its reliability or efficiency can be given. Made with NetScout 2008)



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