



 **O'MALLEY**

**4 Moss Court**  
Dollar, FK14 7BS

**[omalleyproperty.com](https://omalleyproperty.com)**  
**01259212337**





## Description

O'Malley Property are delighted to present to the market this superior three bedroom semi-detached bungalow on Moss Court, Dollar.

This desirable property boasts stunning views and provides generous and versatile family accommodation which would appeal to a range of different buyers.

On entering the property there is a welcoming entrance porch. The lounge/dining area is generously proportioned and filled with natural light from the large window to the front. There are sliding patio doors giving access to rear garden. The kitchen has been fitted with a range of modern base and wall mounted units and features integrated appliances including oven, hob, extractor fan. There is also ample space for free standing appliances. The conservatory is located off the kitchen and provides further access to the rear garden.

The master bedroom benefits from built-in wardrobe space. The second bedroom is a good-sized double and the third bedroom is a single room. Completing the property internally is the contemporary shower room with a white three piece suite comprising; W.C, wash hand basin and walk-in double shower with glass screen. Warmth is provided by gas central heating and double glazing features throughout.

Externally the property boasts appealing private gardens to the front and rear. The property rear garden, which is not overlooked, is mostly slabbed for ease of maintenance. This area would be ideal for evening entertainment and BBQ's. Resident parking is also available to the front of the property.



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**“Spacious Property”**

## Location

Moss Court is ideally located in the prestigious village of Dollar which is nestled at the foot of the Ochil Hills, lying 13 miles to the west of Stirling. There are various amenities nearby including; leisure and community activities, Retail, schooling with the reputable Dollar Academy a short distance away, and various other public services. Major road and rail networks are available providing links to Stirling, Falkirk, Edinburgh, Glasgow and throughout central Scotland.

## Lounge

19'8", 19'3"6" x 12'1"

## Kitchen

15'1" x 8'11"

## Conservatory

7'7" x 7'2"

## Bedroom 1

13'8" x 9'3"

## Bedroom 2

13'2" x 8'2"

## Bedroom 3

9'10" x 7'10"

## Bathroom

6'3" x 5'4"

## Viewing Arrangements

It can be difficult to judge a property from pictures alone so we would like to invite you to view this property at a time that suits you. At O'Malley Property we understand that many people are not available to view properties during 'business hours' and as such we are available for viewings from 9am to 9pm 7days a week. Please do not hesitate to contact us on 01259 212337 or e-mail us to organise a viewing.

## Fixtures and Fittings

All fitted carpets, blinds, curtain poles, lighting and integrated appliances are included with the sale.

## Home Report

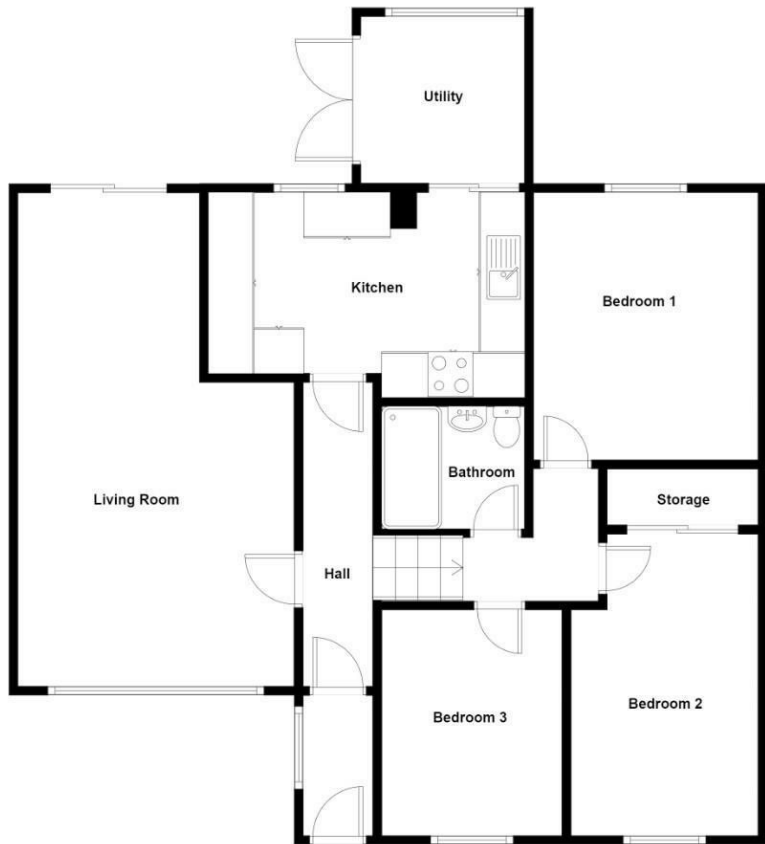
The home report is available to be downloaded from [www.onesurvey.org](http://www.onesurvey.org) The condition of the property and any material matter is disclosed in the home report.



**Offers Over £169,995**

**Viewing 9am - 9pm 7 days a week**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.