

52 BACK ROAD, DOLLAR FK14 7EA

HARPER & STONE  
ESTATE & LETTING AGENTS





# 52 BACK ROAD

DOLLAR, FK14 7EA

## PROPERTY FEATURES

- Spacious detached 5 bedroom family home Circa 1975
- Highly sought after private location within the town of Dollar
- Approximately 226 square meters of flexible living space
- Bright and spacious lounge capturing elevated views across the surrounding countryside
- Open plan living/dining/kitchen concept
- Principal bedroom with ensuite bathroom
- Beautifully presented throughout
- Close to local amenities including schooling
- Integral single garage and extensive parking
- Early viewing strongly recommended

Harper & Stone are delighted to present to the market 52 Back Road, a substantial five bedroom detached family home occupying one of Dollar's most private and sought after settings. Enjoying an elevated position with panoramic views across the Ochil Hills and surrounding countryside, this impressive Circa 1975 residence extends to approximately 226 square meters of flexible living accommodation and sits within generous mature garden grounds. Beautifully designed for modern family life, the home combines spacious open plan living with versatile accommodation over two levels, all complemented by a peaceful semi rural setting and excellent outdoor space.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Sitting Room, 3 Bedrooms, Utility Area and Bathroom.

First Floor: Landing, Open Plan Lounge/Dining/Kitchen space, Principal Bedroom with Ensuite Bathroom, Study, Utility Room, Cloakroom and access to a balcony to the front.

Entry to the property is via a welcoming lower ground hallway where the accommodation flows effortlessly throughout the home. Generous built in storage cupboards provide excellent practicality from the outset. Positioned to the front is a bright and spacious lounge/family room, where large patio doors perfectly frame the stunning outlook beyond while flooding the room with natural light. This versatile reception space offers an ideal environment for relaxing and entertaining alike.

Bedroom four is accessed both from the family room and rear hallway, creating flexibility for use as a guest bedroom, teenager's retreat or additional reception room, and further benefits from a large storage cupboard. Located off the main hallway are bedrooms two and three, mirror images of one another, both enjoying front facing aspects and ample fitted storage.

The contemporary family bathroom has been stylishly upgraded to create a luxurious and calming space, complete with a bath and handheld shower attachment, separate walk in shower enclosure, floating vanity unit with drawer storage, heated towel rail and WC. Completing the lower level is a generously proportioned rear hallway currently utilised as a laundry and utility area, offering exceptional flexibility depending on individual lifestyle requirements.

Ascending to the first floor, the home opens into a magnificent L shaped lounge, kitchen and dining area, an outstanding open plan space designed perfectly for modern living. The front facing lounge enjoys spectacular elevated views across the surrounding countryside and







# 52 BACK ROAD

benefits from direct access onto a balcony, creating a wonderful spot to sit and unwind while enjoying the peaceful setting.

The contemporary kitchen is beautifully appointed with an excellent range of dark shaker style base units and integrated appliances including an induction hob, double oven, microwave and Neff coffee maker. The adjoining dining area comfortably accommodates a large eight seater dining table and also provides direct access to the rear garden, making it ideal for both family life and entertaining. A substantial utility room runs directly off the kitchen and provides additional storage and external access.

The principal bedroom is a particularly generous front facing room featuring triple fitted double wardrobes and a spacious ensuite bathroom complete with bath, shower, vanity sink and WC. Completing the upper accommodation is bedroom five, currently utilised as a home office, offering an ideal solution for remote working or study space.

Externally, the property is surrounded by mature gardens to the front, side and rear, creating a wonderfully private environment with established greenery and excellent outdoor space for families to enjoy. A large driveway provides parking for multiple vehicles and leads to the integral single garage.

52 Back Road presents a rare opportunity to acquire a spacious and highly versatile family home within one of Dollar's most desirable residential locations. Offering generous accommodation, breath taking views and outstanding flexibility throughout, this is a home perfectly suited to modern family living. Early viewing is strongly recommended to fully appreciate the space, setting and lifestyle on offer.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated

appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G  
EER Band D

Water: Mains  
Sewage: Mains  
Heating: Gas

Dollar is a highly regarded and picturesque village situated at the foot of the Ochil Hills, offering an ideal balance of rural charm and excellent connectivity. Well positioned for commuters, the village provides convenient access to major centres including Edinburgh, Glasgow, Stirling, Perth and Dunfermline, making it an attractive location for those travelling across central Scotland. The village benefits from well regarded schooling within walking distance, including Strathdevon Primary School and the highly esteemed Dollar Academy. Dollar offers a comprehensive range of local amenities, including a general store, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a dental practice, doctor's surgery and pharmacy all located within the village. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including the beautiful Dollar Glen and the pathway from Castle Road leading to the historic Castle Campbell. Further enhancing its appeal, Dollar lies within easy commuting distance of Edinburgh, Glasgow,

Stirling and Perth, is approximately 20 minutes by car from Gleneagles, and around 30 minutes from Edinburgh International Airport.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





# GROUND FLOOR



# FIRST FLOOR

