

23 MANSE ROAD, DOLLAR FK14 7AL

HARPER & STONE  
ESTATE & LETTING AGENTS





# 23 MANSE ROAD

DOLLAR, FK14 7AL

## PROPERTY FEATURES

- Spacious 2 Bedroom end terrace home Circa 1955
- Approximately 73 square meters of versatile living space
- Bright and generously proportioned lounge overlooking the front garden
- Well appointed kitchen and dining area
- Modern family bathroom
- Large private front garden with lawn
- Conveniently located close to local amenities
- Fantastic opportunity for first-time buyers, downsizers, or investors
- Early viewing advised

Harper and Stone are delighted to present 23 Manse Road to the open market. Occupying a desirable position in the heart of Dollar, this charming end terrace home offers bright, flexible accommodation complemented by attractive outdoor space and a versatile garden room. Ideally suited to a variety of buyers, the property enjoys a peaceful setting while remaining within easy reach of the village's excellent amenities.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge and Kitchen.

First Floor: Landing, Two Bedrooms and a Bathroom.

Upon entering the property, you are welcomed by a bright entrance hall which leads directly into the spacious lounge. An inviting space enjoying an abundance of natural light from its front facing aspect overlooking the garden and features a charming bookcase alcove, creating an attractive focal point. Additional storage is provided by a useful understairs cupboard

Adjacent to the lounge is the kitchen and dining area, a bright and functional space ideal for everyday family living. The kitchen is fitted with an attractive range of pale wood effect cabinetry complemented by stylish grey wood effect flooring. Integrated appliances include a gas hob and electric oven, with two further under counter appliance spaces available for use. A free standing dishwasher, fridge freezer and small freezer can be included in the sale if required.

Heading upstairs to the upper floor, where newly fitted carpets add a fresh and welcoming feel throughout. The principal bedroom is a generously sized king room benefiting from fitted mirrored wardrobes and an additional cupboard, providing excellent storage solutions. Bedroom two is another well proportioned room, enjoying delightful views towards the picturesque Ochil Hills and further enhanced by fitted wardrobes. Completing the first floor living is the contemporary family bathroom which is finished with attractive wet wall panelling and comprises a bath with over bath shower, pedestal sink, heated towel rail and WC.

Externally there are private garden grounds to the front, side and rear. The private front garden is predominantly laid to lawn, offering an excellent outdoor space. To the rear there is access to a communal garden featuring a gravelled area, a substantial garden shed, and a highly versatile garden room. Fully insulated and equipped with electricity, this valuable additional space lends itself perfectly to use as a home office, studio or craft room, providing excellent flexibility to suit a variety of lifestyles.



# 23 MANSE ROAD

Combining comfortable accommodation, practical outdoor space, and a desirable village location, 23 Manse Road presents a wonderful opportunity to acquire a delightful home in one of Dollar's most sought after communities.

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.

What3words Navigation: [:///relished.talents.shall](#)

Council Tax Band B

EER Band C

Water: Mains

Sewage: Mains

Heating: Mains

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.



1ST FLOOR

GROUND FLOOR

