

19 MANSE ROAD, DOLLAR FK14 7AL

HARPER & STONE
ESTATE & LETTING AGENTS





19 MANSE ROAD

DOLLAR, FK14 7AL

PROPERTY FEATURES

- Delightful 2-bedroom terraced property
- 2 generous bedrooms
- Modern fitted kitchen
- Gas central heating and double glazing
- Excellent storage throughout
- Lovely garden with spectacular views of the Ochil Hills
- Early viewing recommended
- Garden office
- Chain Free

Harper & Stone are delighted to present 19 Manse Road, Dollar – a charming and well-proportioned 2-bedroom terraced home with outstanding views of the Ochil Hills to the rear.

This attractive property offers generous living space, modern finishes, and a garden office, making it an ideal home for a variety of buyers. Located just opposite a large play park, it enjoys a lovely open aspect to the front and uninterrupted views to the rear.

The accommodation is laid out as follows:

A welcoming entrance hallway provides access to the lounge then through to the kitchen, with the carpeted staircase leading to the upper floor.

The lounge is bright and spacious, featuring a large front-facing window that overlooks the park. There is a useful under stair storage cupboard providing excellent additional space.

The modern fitted kitchen offers a good range of base and wall units in a wood finish with integrated appliances including a microwave and washing machine. A 4-burner stainless steel ceramic hob sits beneath a matching extractor hood and integrated oven. The sink and drainer are positioned beneath a large window that frames the rear garden and brings in plenty of natural light. A glazed door leads directly out to the garden.

Upstairs, the landing is naturally bright thanks to a stained-glass skylight above leading to two generous bedrooms and the family bathroom.

The principal bedroom is a spacious double room with built-in cupboard and ample room for freestanding furniture. A front-facing window brings in lots of natural daylight and enjoys an outlook to trees at the front of the property.

Bedroom two, also a double, sits to the rear and enjoys stunning, uninterrupted views of the Ochil Hills. It is neutrally decorated, with carpeted flooring and allows plenty of space for free-standing furniture.

The family bathroom is stylishly appointed, featuring a bath with over-bath shower, modern shower screen, WC and sink. Wood panelling and contemporary tiling completes the look.



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Externally, the enclosed rear garden is a standout feature, offering spectacular views across to the Ochil Hills — a perfect spot to unwind. A bonus is the garden office featuring a deck to the front, ideal for home working or use as a hobby space.

Additional benefits include gas central heating, double glazing, excellent storage throughout, and the property is offered chain-free. Early viewing is highly recommended.

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.

<https://w3w.co/outermost.even.blockage>

Council Tax Band B

EER Band D

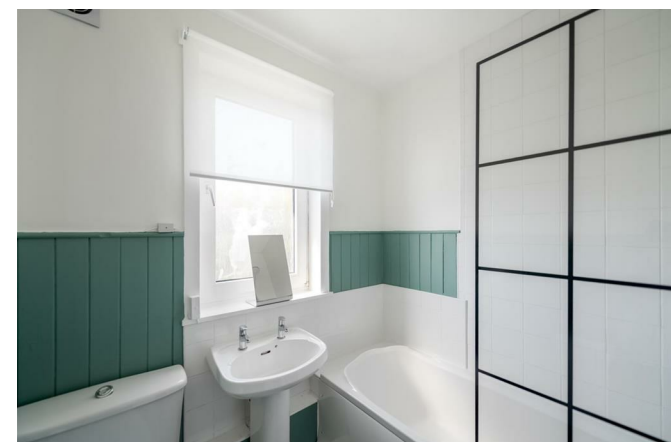
Water: Mains

Sewage: Mains

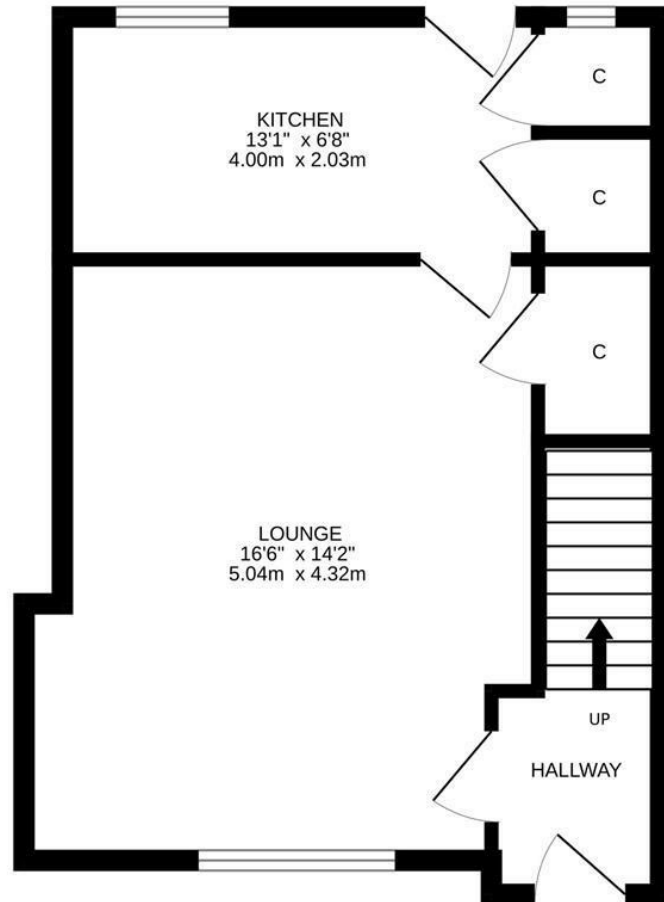
Heating: Gas Mains

Dollar itself is a popular village centrally located along the Ochil Hills. Ideal for commuter links across Scotland, links to Glasgow, Edinburgh, Perth, Dunfermline and Stirling are all very easily accessible. Schooling is available within walking distance at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, beauty salon and hairdressers, interior design studio, cafes, opticians, a restaurant & bar and local pub. There is also a dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20 minutes' drive from Gleneagles and 30 minutes' drive 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



1ST FLOOR

