

11 HARVIESTOUN ROAD, DOLLAR FK14 7HG

HARPER & STONE  
ESTATE & LETTING AGENTS





# 11 HARVIESTOUN ROAD

DOLLAR, CLACKMANNANSHIRE FK14 7HG

## PROPERTY FEATURES

- Charming upper apartment circa 1900 showcasing attractive period features throughout
- Ideally positioned in the heart of Dollar close to all amenities
- Approximately 99 square meters of flexible and well proportioned living space
- Spacious lounge with built in bookshelves and open fire
- Generous dining kitchen with excellent storage and workspace
- Principal bedroom featuring ample built in storage
- Single detached garage and parking for two cars
- Attractive private garden with mature planting
- Chain free

Harper & Stone proudly present 11 Harviestoun Road, a characterful 3 bedroom upper apartment set across two bright and spacious levels. Ideally positioned in the heart of the town of Dollar, the property is within easy walking distance of shops, cafés and local schooling, making it an appealing choice for a variety of buyers.

A shared entrance opens into a neat vestibule, with the apartment's private doorway positioned to the left behind a solid wooden door. The staircase rises to the first floor, introducing the main living areas. The generously proportioned lounge is wonderfully bright, thanks to two large sash and case windows that capture natural light and provide lovely views of the Ochil Hills. A welcoming open fireplace with a wooden surround provides a focal point to the room, which is complemented by high ceilings, original coving and working window shutters adding character. A press cupboard and large built in bookshelves ensure plenty of practical storage. Just off the lounge sits a further room with large sash and case window, also accessible from the hallway, which would make an ideal home office or snug.

The generous kitchen provides excellent storage through a combination of fitted wall and base units, complemented by recessed shelving that adds both practicality and character. Appliances include a four burner gas hob, double oven, and fridge freezer, with provision for an additional under counter appliance.

Bedroom 3 is also located on this level, a single bedroom enjoying a pleasant outlook to the rear of the property. Completing the first floor is the family bathroom, fully tiled and fitted with a three piece suite comprising a bath, over bath shower, pedestal sink and WC.







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From the hall, a second staircase leads to the second floor, where the landing opens to a generous cupboard tucked into the eaves. This space accommodates the boiler and includes shelving, making it ideal for storing linens and everyday essentials.

The principal bedroom enjoys lovely south facing views over the surrounding countryside and benefits from generous built in storage. Two additional access points lead to further storage within the eaves, providing excellent practicality. Bedroom 2 features a lovely bay window that frames stunning views towards the Ochil Hills.

Externally, the home enjoys parking for two vehicles and a single detached garage, ensuring valuable off road provision. The private garden feels like a tucked away sanctuary, complete with mature planting, a stretch of lawn and a charming apple tree.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Not included in the sale are the curtains in the snug that sits off the

lounge. There are working shutters in place. Any other items are to be by separate negotiation with the seller.

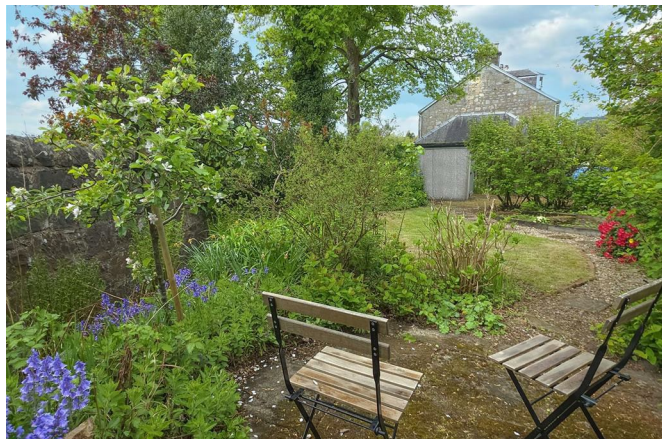
Viewings are strictly by appointment only via Harper & Stone. What3words navigation [///paused.bounding.doted](#)

Council Tax Band D  
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 Strathdeven 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

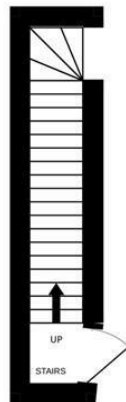
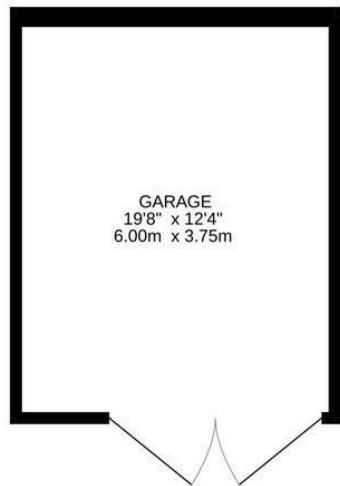
dental practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is 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.

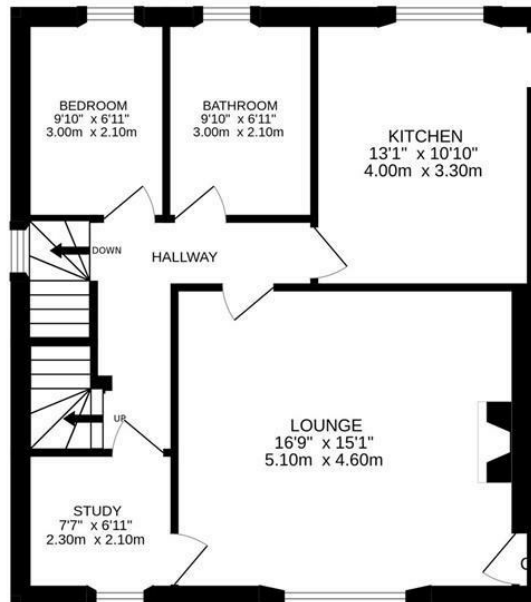




GROUND FLOOR



1ST FLOOR



2ND FLOOR

