

6 MANSE ROAD, DOLLAR FK14 7AJ

HARPER & STONE  
ESTATE & LETTING AGENTS





# 6 MANSE ROAD

DOLLAR, FK14 7AJ

## PROPERTY FEATURES

- Spacious 4 bedroom semi detached family home Circa 1955
- Approximately 107 square metres of flexible living space
- Modern fitted kitchen with integrated appliances
- Generous and bright living room
- Contemporary family shower room
- Single garage and off road parking
- Ideally located close to local amenities and schools
- No onward chain
- Early viewing advised

Harper & Stone are delighted to present 6 Manse Road to the open market, a hidden gem nestled in the heart of Dollar. Offering flexible and well proportioned accommodation, private parking, and breath taking views of the Ochil Hills, this charming home is perfectly suited to a variety of buyers.

The Accommodation is Presented as Below:

Ground Floor: Hallway, Lounge, Kitchen, Family Room/Bedroom.

First Floor: Upper Landing, 3 Bedrooms and a Family Shower Room.

Upon entering the property, you are welcomed into a bright and inviting hallway, which benefits from both a generous understairs storage cupboard and an additional double cupboard, providing excellent practical storage solutions. To the left of the entrance hall is a versatile reception room currently used as a home office. This flexible space has previously served as a fourth bedroom and dining room, demonstrating its adaptability to suit individual requirements.

The spacious living room is flooded with natural light, creating a warm and comfortable environment ideal for both everyday living and entertaining. The modern kitchen is well appointed with contemporary white cabinetry and integrated appliances, including an induction hob, electric oven, dishwasher, and fridge freezer and a washing machine offering both style and functionality.

Ascending to the first floor, there are three well proportioned double bedrooms, each benefitting from fitted wardrobes. The principal bedroom and second bedroom enjoy stunning views across the Ochil Hills. Completing the upper level is a beautifully presented family bathroom, featuring a large walk in shower, vanity sink with storage and a WC. A sizeable airing cupboard further enhances the practicality of this floor.







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Externally the property continues to impress. A substantial private driveway offers parking for multiple vehicles and leads to a garage with power. The front garden is mainly laid to lawn, providing a safe and attractive outdoor space, while the rear garden has been thoughtfully designed for low maintenance living with extensive paving, creating an ideal setting for outdoor dining and relaxation.

Combining flexible accommodation, generous outdoor space, and a highly sought after location, 6 Manse Road presents an excellent opportunity to acquire a wonderful home in the vibrant village of Dollar.

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.

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Council Tax Band C  
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

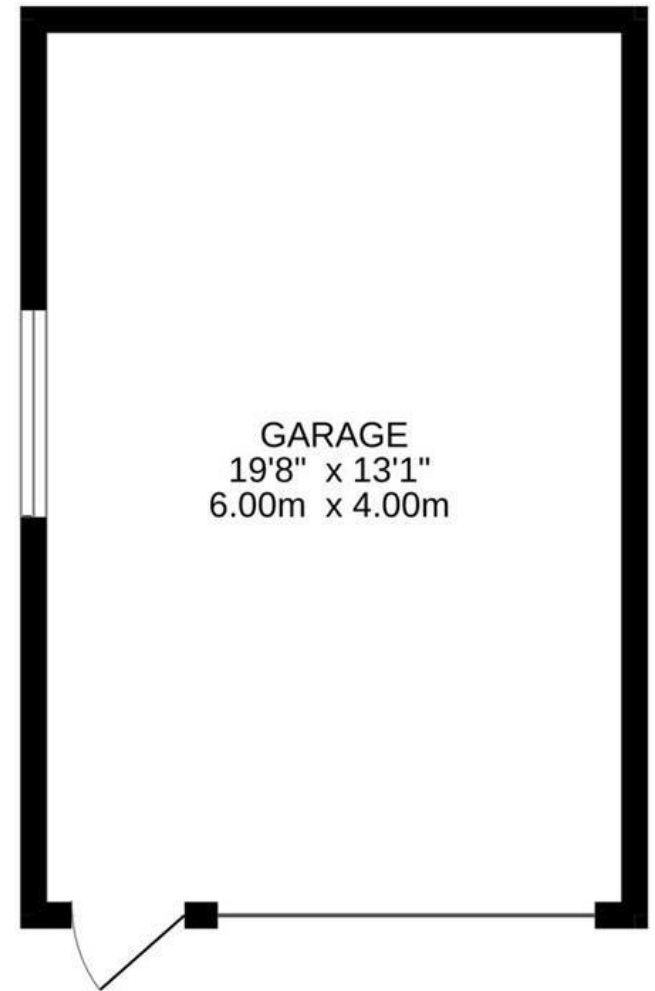
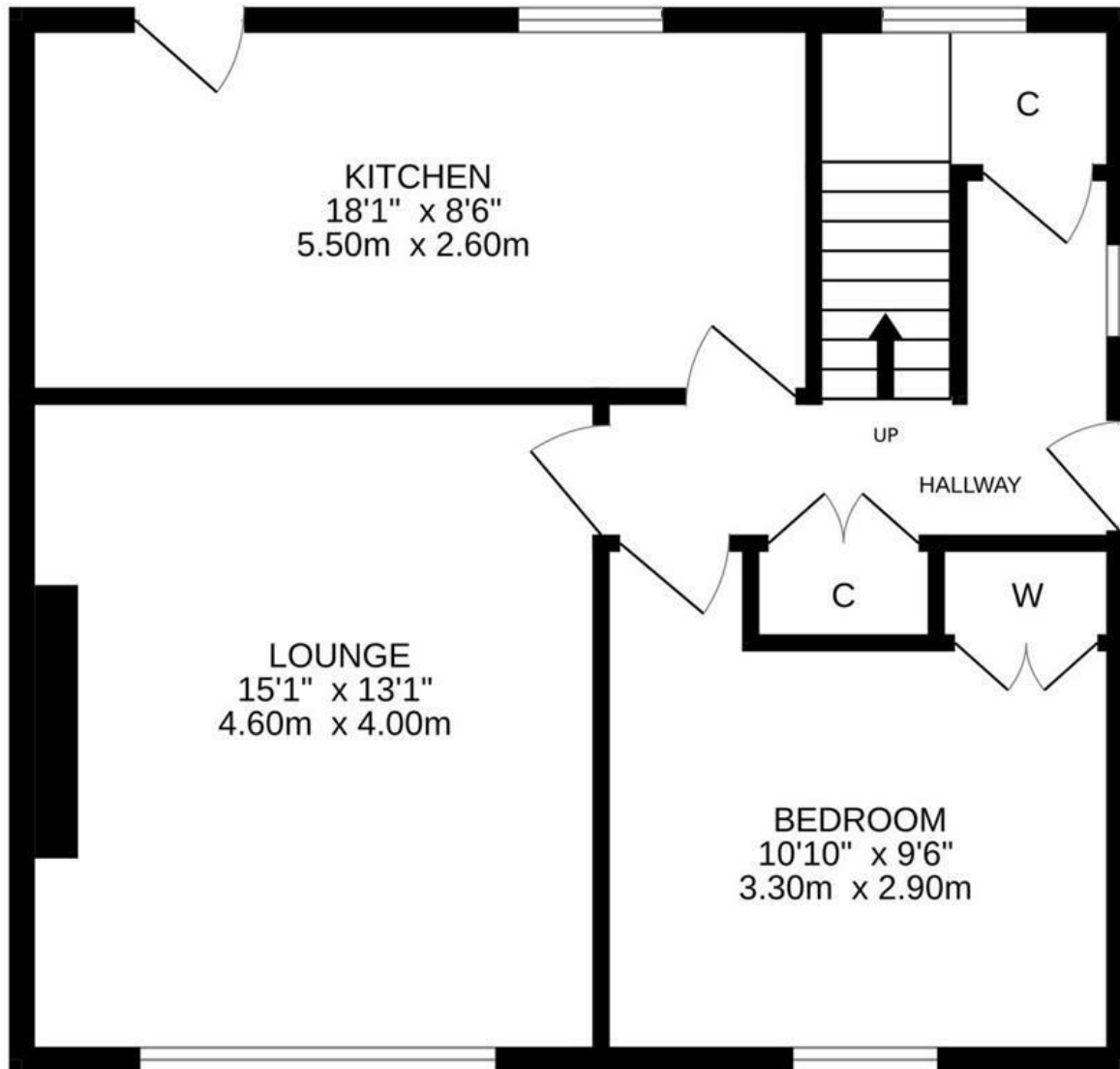
from Gleneagles, and around 30 minutes from Edinburgh International Airport.

**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



1ST FLOOR

