

Unique six bed three public rooms home

Superb location within dollar







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8 Manse Road

Dollar, Clackmannanshire, FK14 7AJ

Scan Here!

6 BED

2 BATH

NEAR SCHOOLS

ENERGY TBC EPC RATING

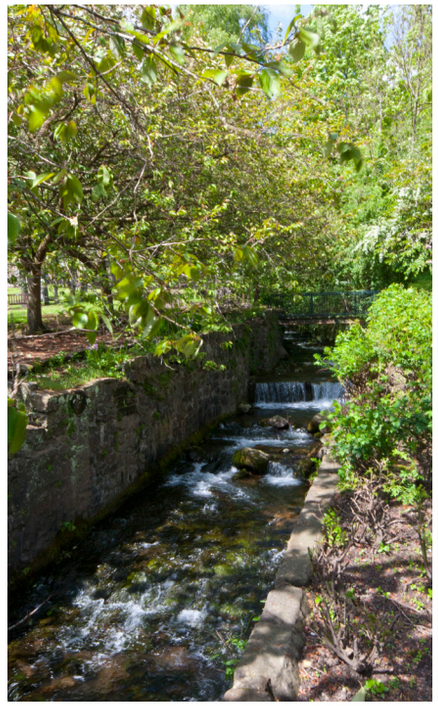
McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01324 467 050
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

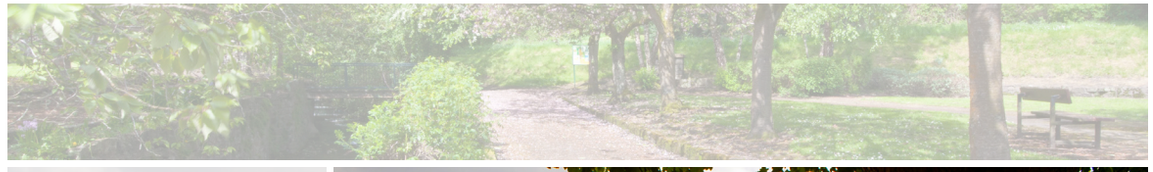
Part Exchange Available

Dollar

CLACKMANNANSHIRE | FK14 7AJ









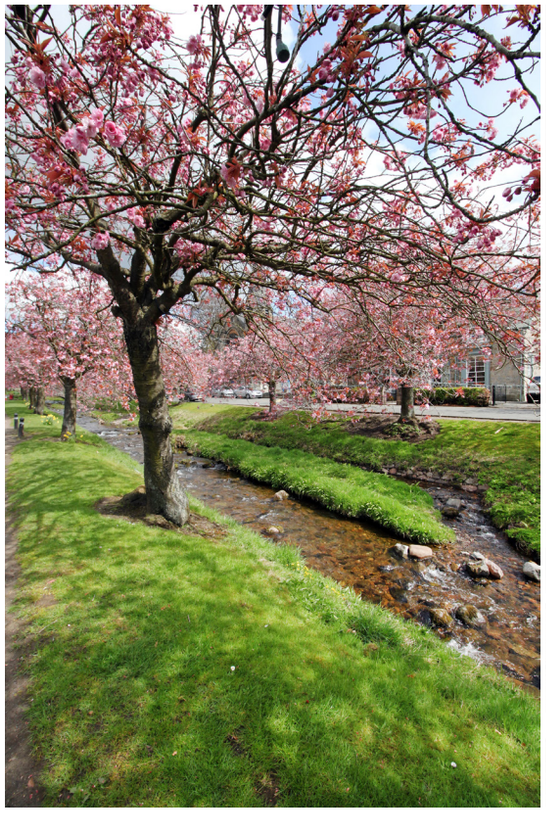


















8 MANSE ROAD

Dollar is a small town in Clackmannanshire, Scotland. It is undoubtedly the most popular destination of the Hillfoots Villages, situated between the Ochil Hills range to the North and the River Devon to the South. Excellent schooling is available within the district at Kinross High School or at Dollar Academy, the UK renowned private school, and there is local primary schooling available.

Dollar is on the A91 road, which runs from Stirling to St Andrews. The town enjoys a variety of shopping facilities including banking and post office services along with a variety of sports and leisure amenities, whilst Stirling University lies to the West of the town. The town is very accessible with the major centres of Stirling (13 miles), Perth (26 miles), Edinburgh (37 miles) and Glasgow (37 miles) all being within easy reach.

8 Manse Road is a unique family home and requires viewing to appreciate the scope of accommodation as well as the location. The house has been extended to create excellent family living within this highly desirable destination.

The house offers views to the hills from some of the bedrooms and there is a play park on the doorstep for the children as well as being in walking distance to the school and shops. Spread over three levels are 6 bedrooms, three public rooms and 2 bath/shower rooms with an additional 2 cloakrooms with WC and wash hand basin. The accommodation is flexible and offers space for study as well as relaxation with a lounge on the ground floor and a family room on the top-most level. Bedroom six on the ground floor could equally be utilized as a television or sitting room.

The formal dining room is conveniently located off the dining kitchen and a boot/coat room added to the back of the kitchen provides added benefit and an ideal place to drop the boots and coats or shopping. You will also find a utilty room situated off the lounge area. The spacious master bedroom deserves special merit for its elegant proportions and en-suite facilities. Externally the gardens are all laid to block for ease of maintenance with charming flowerbeds softening the aesthetic pleasure. Beautifully maintained, this home has been cherished and now too large for current owner.





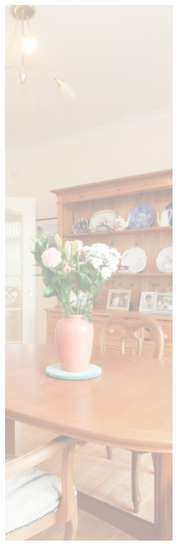




















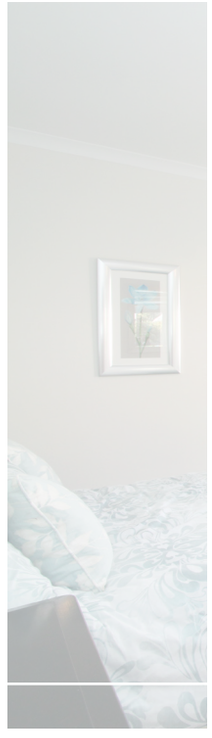






















Bedrooms | En-Suite | Bathroom | WC





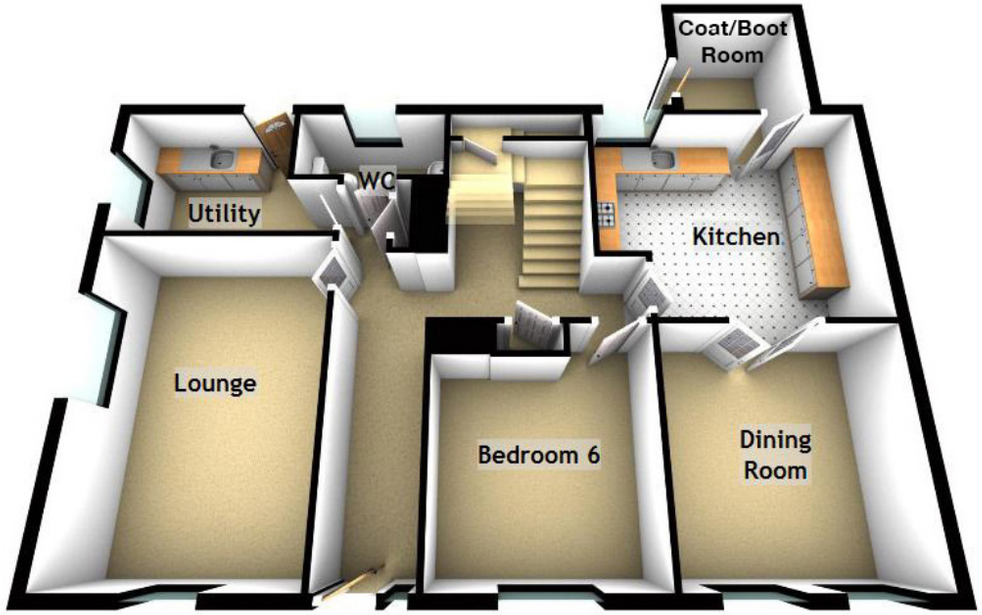


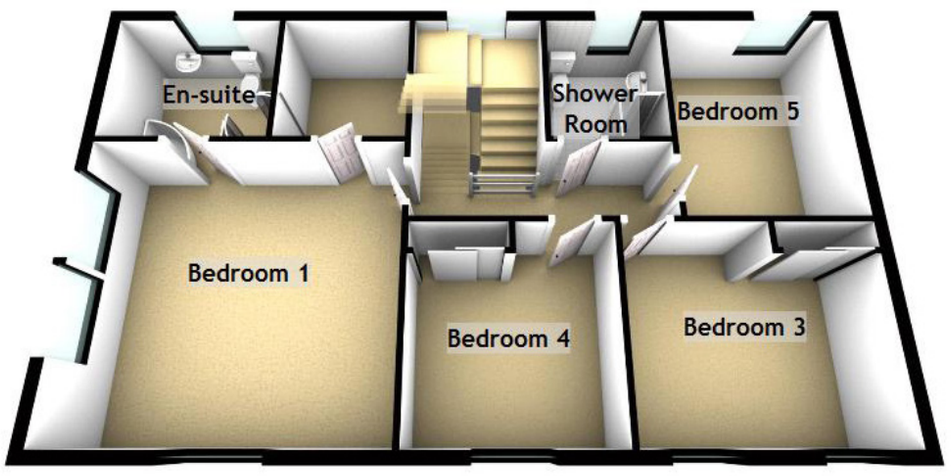


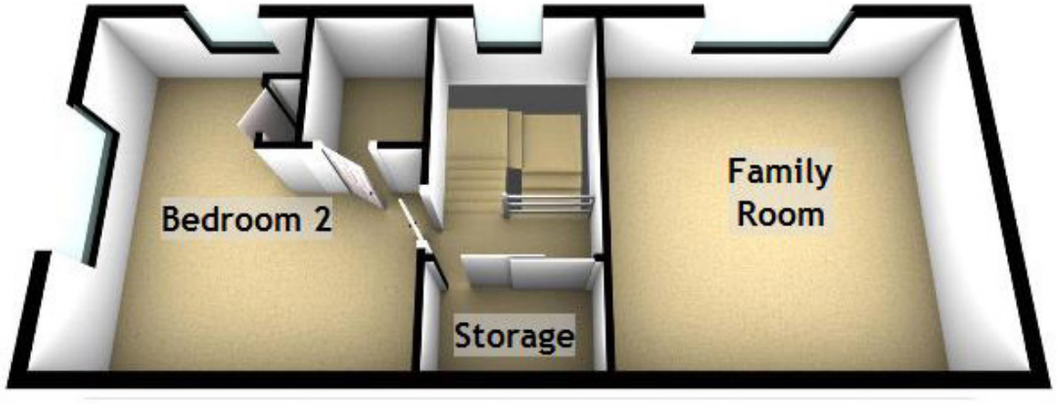












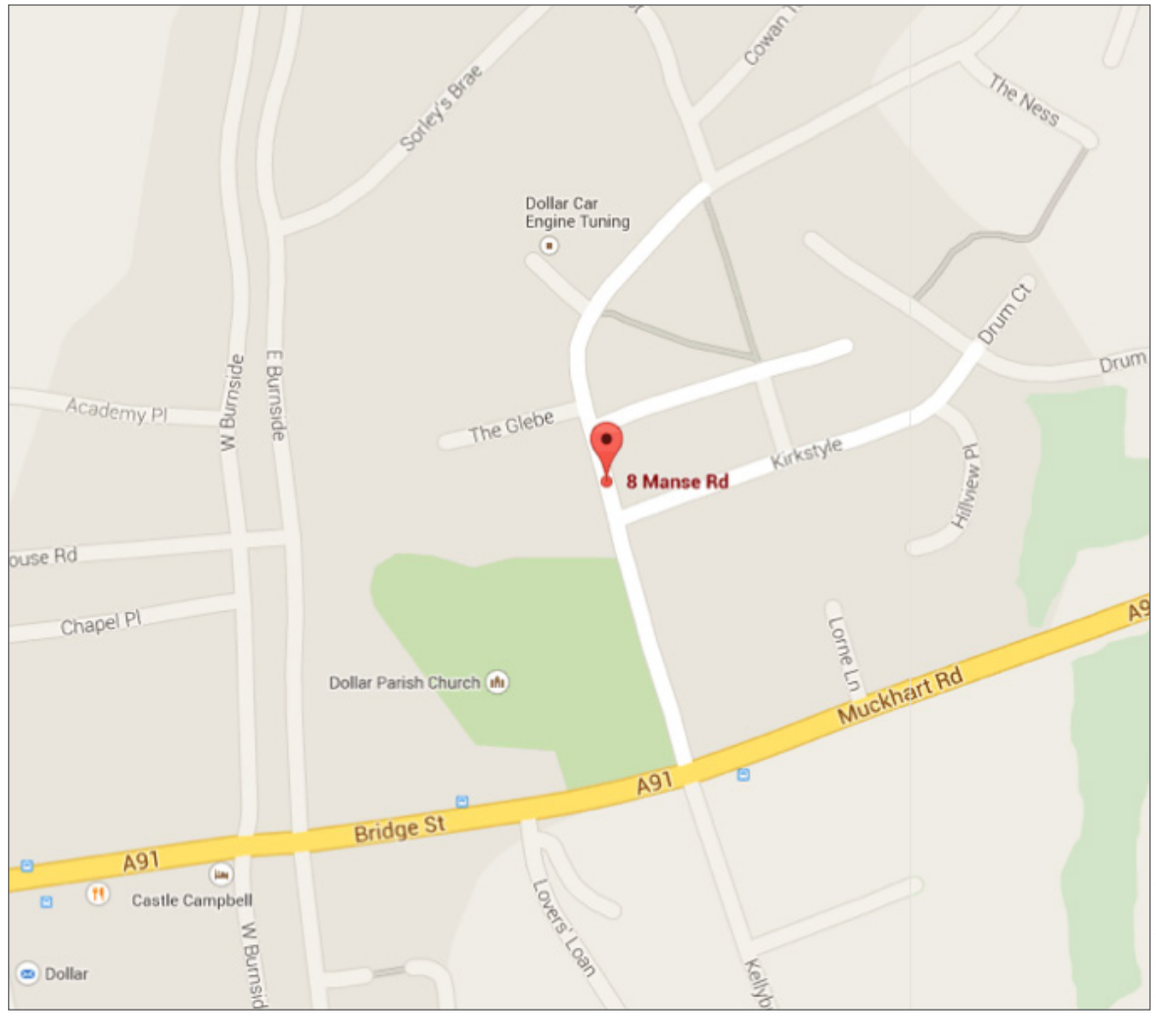
Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.50m (11'6")
Utility	2.70m (8'10") x 2.10m (6'11")
Dining Room	3.60m (11'10") x 3.50m (11'6")
Kitchen	5.14m (16'10") x 3.62m (11'10")
Family Room	4.70m (15'5") x 4.60m (15'1")
Bedroom 1	5.00m (16'5") x 4.60m (15'1")
En-Suite	2.70m (8'10") x 2.20m (7'3")
Bedroom 2	5.14m (16'10") x 4.60m (15'1")
Bedroom 3	3.80m (12'6") x 3.43m (11'3")
Bedroom 4	3.40m (11'2") x 3.10m (10'2")
Bedroom 5	3.50m (11'6") x 3.20m (10'6")
Bedroom 6	3.60m (11'10") x 3.30m (10'10")
WC	2.10m (6'11") x 1.12m (3'8")
Shower Room	2.50m (8'2") x 1.84m (6')

Gross internal floor area (m²)

240 Square Metres.











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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

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Part Exchange

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Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
EAMONN MULLEN
Designer