

23 CAIRNPARK STREET, DOLLAR FK14 7DN

HARPER & STONE
ESTATE & LETTING AGENTS





23 CAIRNPARK STREET

DOLLAR, FK14 7DN

PROPERTY FEATURES

- Charming 2 bedroom semi detached period home Circa 1900
- Approximately 83 square meters of proportioned accommodation
- Appealing location in the heart of Dollar
- Beautiful period features, high ceilings and original cornicing
- Sociable open plan kitchen and dining area with garden access
- Generous primary bedroom with triple fitted wardrobes
- Private garden with paved seating area and decking
- Conveniently positioned for local amenities and schools
- Boiler replaced in November 2025
- Early viewing strongly recommended

Harper & Stone are delighted to present 23 Cairnpark Street, a charming period home enjoying a desirable position in the heart of Dollar. Dating from circa 1900, this appealing two bedroom semi detached property combines the enduring elegance of high ceilings, original cornicing and decorative fireplaces with comfortable accommodation arranged over two levels. A welcoming lounge, sociable kitchen and dining space, and a peaceful private garden create a lovely home with character at every turn.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen and a Shower Room.
First Floor: Landing and 2 Bedrooms.

An attractive garden provides a welcoming approach to the property, with thoughtful planting complementing the predominantly stone finish. The original storm door opens into an entrance porch, with a further door leading through to the spacious hallway. Here, impressive ceiling height and attractive cornicing offer an immediate introduction to the home's period character.

Accessed from the hallway, the lounge is a bright and inviting room with generous proportions and a window overlooking the entrance garden. High ceilings and original cornicing lend an elegant feel, while a traditional Edinburgh press cupboard adds both character and useful storage. This is a comfortable setting for quiet evenings, relaxed conversation and everyday living.

Continuing through the hallway, a useful storage cupboard sits alongside the kitchen and dining area. The dining room provides ample space for a family dining table, creating a sociable setting for everyday meals and entertaining alike. Its open connection to the kitchen allows the two spaces to work naturally together, while a glazed door opens directly to the garden, making outdoor dining an appealing option in the warmer months.

The galley style kitchen offers a practical arrangement of white cabinetry, complemented by wood effect laminate work surfaces. An electric oven and hob are provided, together with space for a freestanding appliance, currently accommodating a washing machine. A window frames a pleasant garden outlook and brings natural light into the room.

Completing the ground floor is a conveniently positioned shower room, fitted with a corner shower enclosure, a vanity sink with storage beneath and a WC.

The staircase retains an original iron balustrade, adding a distinctive period detail to the journey upstairs. A large window fills the stairwell with natural light and offers an attractive outlook across the garden towards the surrounding hills.



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The main bedroom is a generous room with space for a king size bed and additional furniture. Triple fitted wardrobes provide excellent storage, while an original decorative fireplace creates a charming focal point. A useful airing cupboard is also located on this level.

Bedroom Two is a well proportioned double room enjoying a peaceful garden outlook. An attractive original decorative fireplace continues the home's period theme, and access to the loft is available from this room.

Externally, the private garden offers a peaceful setting in which to unwind. Predominantly finished in stone, with a paved seating area and decking, it provides a choice of places to enjoy a morning coffee, dine outdoors or simply relax. A garden shed offers useful storage, while access along the side of the property provides a convenient route for bins and garden essentials.

With its appealing period detail, generous room proportions and inviting outdoor space, 23 Cairnpark Street offers a wonderful opportunity to enjoy life in the heart of Dollar. The convenience of nearby amenities and schools complements the warmth and character found throughout, creating a home equally suited to relaxed everyday living and welcoming family and friends. Early viewing is strongly recommended to fully appreciate its charm, setting and accommodation.

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///jousting.bandwagon.totally

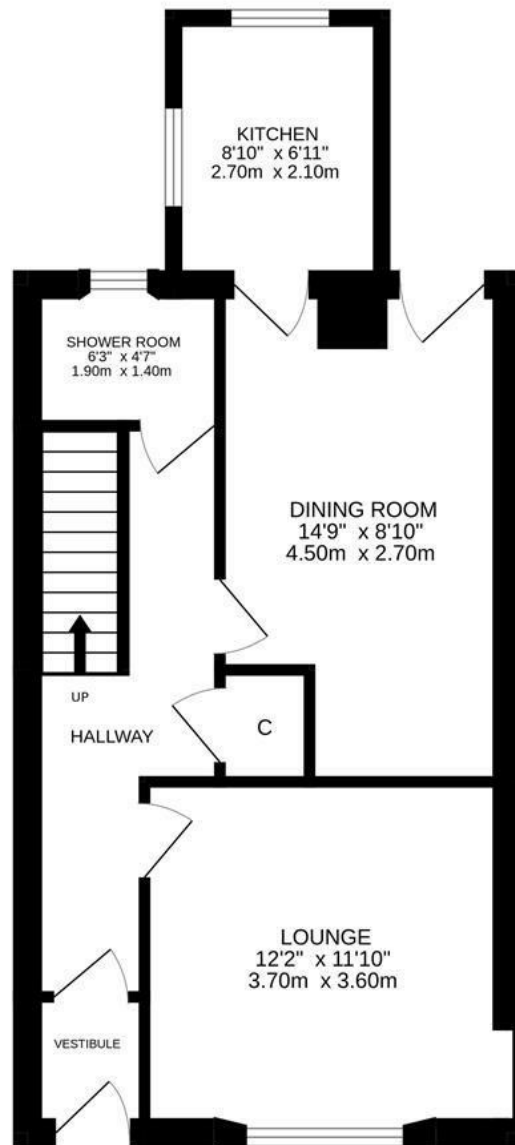
Council Tax Band D
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

Dollar is a highly regarded and picturesque town 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,



GROUND FLOOR



1ST FLOOR

