

1 DOLLARFIELD FARM STEADING, DOLLAR FK14 7LX

HARPER & STONE
ESTATE & LETTING AGENTS





1 DOLLARFIELD FARM STEADING

DOLLAR, FK14 7LX

PROPERTY FEATURES

- Beautiful 4 bedroom steading conversion Circa 2008
- Open plan kitchen, dining and family room concept
- Formal Lounge
- Beautifully presented throughout
- Principal bedroom with ensuite bathroom
- 3 generous further bedrooms
- Stunning views of the surrounding countryside
- South facing, fully enclosed garden
- Driveway & carport for 2 cars
- Early viewing advised

Nestled in the charming locale of Dollarfield, this exquisite house at 1 Dollarfield Farm Steading offers a perfect blend of modern living and countryside tranquillity. Converted in 2008, the property boasts a generous 250 square meters of well-designed space, making it an ideal family home. Harper & Stone are delighted to bring this attractive home to the open market. This beautifully presented steading is well proportioned with 4 bedrooms and flexible living areas. Originally the old Harviestoun Brewery, the frontage has been reconstructed with stone from the brewery. Number 1 was also the show home of these steading style properties at Dollarfield and has been owned by the current owners since built.

The Accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hallway, Formal Lounge, Living/Dining/Kitchen, Utility Room and Cloakroom.

First Floor: Upper Hall, Principal Bedroom with Ensuite Bathroom, Three further Bedrooms and a Family Bathroom.

Entry to the property is through a solid oak front door into the vestibule which in turn leads to the main hallway from where the lower living flows. To the right is the formal lounge, a large light room with an electric fire as the focal point. Straight ahead is a conveniently positioned cloakroom with vanity sink and WC.

To the left down the hallway is the open concept kitchen, dining and family room. The kitchen is bright and spacious, with an abundance of white wall and base units with under cabinet lighting, complemented by solid oak worktops fitted with double Belfast sinks. Integrated appliances include a fridge freezer, dishwasher and large oven and gas hob with chimney style extractor above. Off the kitchen is the utility room with some additional storage, a utility sink and two appliance spaces.

Flowing from the kitchen is the dining area, which can easily accommodate an 8-10 seater dining table. This is a beautiful, social space, ideal for entertaining and modern family living.

The family room is next to the dining area, separated by a stone dividing wall while still obtaining continuity between the rooms. An inset gas fire within a stone surround is a lovely feature, and a rear door opens to the fully enclosed back garden. Completing the ground floor are two large storage cupboards in the entry hall, one of which is under the stairs.







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Heading upstairs the upper landing is light and bright with Velux windows ushering in the natural light. To the right is the Principal bedroom, which is a generously proportioned room providing two double wardrobes and another Velux window brightening the space. The ensuite bathroom comprises a full-size bath, separate shower cubicle, vanity sink, heated towel rail and WC. Bedroom 2 is at the opposite end of the hall and is similar in size to the Principal bedroom, again with double fitted wardrobes. A Juliette balcony overlooks a calming view of Dollarfield and the picturesque South facing scenery. Bedrooms 3 and 4 are both good double bedrooms, each with a fitted wardrobe. Completing the first floor living is the Family Bathroom offering bath, separate shower cubicle, vanity sink heated towel rail and WC.

Externally to the front there is a driveway as well as a double height carport for 2 cars. Permission had been granted previously to enclose carport as garage with mezzanine above, although this has now lapsed. The garden to the front of the house is laid to lawn with a selection of well established plants and shrubs. The rear garden has decking and lawn and its enviable South facing position captures the sunlight for the majority of the day. There is also a garden shed, which will be included in the sale.

This delightful residence is perfect for those seeking a spacious and modern home in a picturesque setting. With its thoughtful design and ample living space, 1 Dollarfield

Farm Steading is a property that truly deserves your attention.

The sale will include all fitted floor coverings, light fittings, garden shed, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Please note that the boiler was replaced in April 2025 and has a 12 year warranty.

Viewings are strictly by appointment only via Harper & Stone.

Navigation:///fault.chatting.universes

Council Tax Band G

EER Band D

Water: Mains

Sewage: Shared septic tank (in the garden of number 2)

Heating: LPG

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, cafes, opticians, a restaurant & bar and local pub. There is also a dental

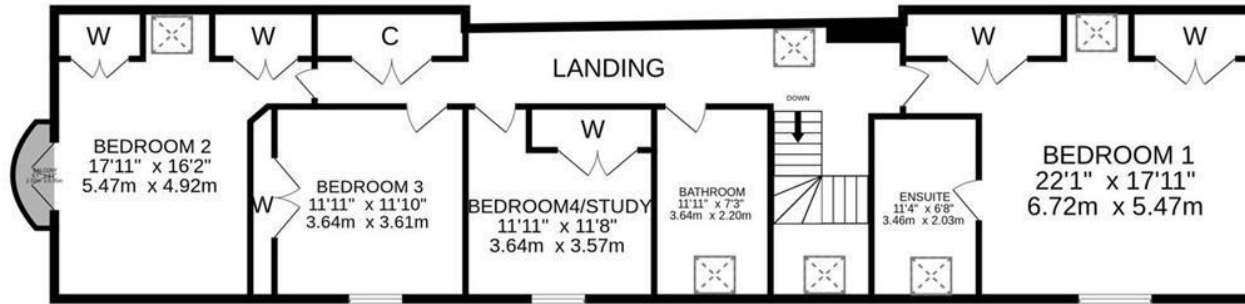
practice, doctor's surgery and pharmacy all within the village. In addition, there are nature walks through Dollar Glen and from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only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





1ST FLOOR



GROUND FLOOR

