

25 DOLLARBEG PARK, DOLLAR FK14 7LJ

HARPER & STONE
ESTATE & LETTING AGENTS





25 DOLLARBEG PARK

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PROPERTY FEATURES

- 5 Bedroom detached family home set within a much sought after location
- Approximately 317 square meters of flexible living space
- 3 Generous reception rooms offering multiple lifestyle options
- Immaculately presented throughout to a particularly high standard
- Principal bedroom suite with walk in wardrobe, ensuite bathroom and Juliet balcony
- 3 further bedrooms with ensuite facilities
- Expansive fifth bedroom offering self-contained suite potential
- Exceptional garden grounds offering multiple areas to enjoy the surrounding vista
- Integral double garage and mono bloc driveway offering ample parking
- Prompt viewing advised to avoid disappointment

Set within an enviable position overlooking the Ochil Hills, this stunning five bedroom, four bathroom, three reception family home, built circa 2008, offers an exceptional blend of architectural presence, generous proportions and immaculate presentation throughout. Harper & Stone are delighted to present this thoughtfully designed home perfect for modern family living and entertaining, the home delivers both impact and flexibility across two expansive levels, all framed by beautifully landscaped garden grounds.

The Accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hall, Dining Room, Sitting Room, Lounge, Television Room, Kitchen/Diner, Utility Room and a Cloakroom.
First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Bedroom/Workshop with Ensuite Shower Room, Two further Bedrooms and a Family Bathroom

The spacious entrance vestibule immediately sets the tone, opening via partially glazed double doors into a welcoming central hallway. Solid oak flooring runs predominantly throughout the ground floor, creating a seamless and uninterrupted flow that enhances the sense of scale and cohesion. The hallway itself makes a high impact statement, acting as the spine from which the impressive lower accommodation unfolds.

To the far left lies the formal lounge, an elegant L shaped room that is bright, welcoming and superbly proportioned. Perfect for family gatherings and entertaining alike, the space comfortably accommodates a baby grand piano, while a log burner adds warmth and character. Adjacent to this is a front facing reception room, currently utilised as a snug, offering excellent versatility as a playroom, home office or quiet retreat. Positioned to the far right of the hallway is a second lounge, where a contemporary cream cylindrical log burner forms a striking focal point, creating an inviting atmosphere for relaxed evenings.

At the heart of the home lies the kitchen and dining room, a space designed for both everyday living and entertaining. The kitchen is fitted with an excellent selection of wooden effect Shaker style wall and base units, beautifully complemented by granite worktops. A curved breakfast bar adds both practicality and style, while integrated appliances include a Richmond range cooker and dishwasher, with a large American style fridge freezer included in the sale. Three steps lead down into the dining area, where a vaulted oak ceiling, patio doors and triple aspect glazing frame breath taking views across the rear garden and beyond.

Returning to the hallway, three steps lead down to the lower reception hall, currently utilised as a dining space. Patio doors provide direct access to the rear garden, while the versatility of this area is evident, having previously served as a seating area, reading nook and playroom, clearly demonstrating how adaptable this living space is to suit a variety of individual requirements. Completing the ground floor is a cloakroom with vanity sink and WC.







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A half turn staircase leads to the upper level, illuminated by a charming arched window midway. The principal suite is the epitome of luxury, offering a spacious bedroom with Juliet balcony, a large walk in wardrobe and a newly installed, beautifully styled ensuite bathroom. Finished in a striking monochrome palette, the ensuite features a bath, large walk in shower, vanity unit with drawer storage, additional storage cabinetry and WC. Bedroom two is front facing with a triple aspect picture window and French doors opening onto an enchanting balcony, perfect for morning coffee or evening sundowners, and benefits from a fitted double wardrobe. Bedroom three enjoys a rear facing position with its own ensuite shower room and fitted wardrobe, while bedroom four is a generous front facing double, also with fitted storage.

The piece de resistance is bedroom five, an expansive and exceptionally versatile space offering the potential for a self contained suite, comprising sitting area, bedroom and ensuite shower room. Currently utilised as an office, sewing and crafting studio, the room is flooded with natural light from two large windows and three centrally positioned Velux windows and benefits from built in storage and extensive eaves space. Completing the first floor is the family bathroom, a calm and tranquil retreat finished to an excellent standard. The room features a stylish freestanding bath set on a wooden plinth, a walk in shower with contemporary tower panel, vanity sink and WC. Soft, carefully chosen decorative tones enhance the sense of warmth and relaxation, creating an inviting and serene space for everyday use.

Externally, the property is surrounded by expansive garden grounds to the front, sides and rear, bounded by a combination of decorative stone walls, fencing and mature hedging. Electric gates open to a substantial mono bloc driveway, flanked by lawned areas and established planting. The rear garden is a true oasis, offering multiple areas from which to enjoy open views towards the Ochil Hills. From the lower dining hall, patio doors lead to a

large patio ideal for outdoor entertaining, while a decked area houses a charming garden room. A generous lawn has hosted many family celebrations and special occasions. At the far end to the left lies a wonderful small orchard, home to a wealth of fruit trees providing an abundant harvest, perfect for creating homemade jams and chutneys. Completing the garden is a tranquil pond with bridge and viewing deck, tucked neatly into the far corner.

25 Dollarbeg Park is a truly exceptional home, offering space, style and versatility in equal measure. With its thoughtfully designed layout, luxurious finishes and idyllic garden grounds, this is a rare opportunity to acquire a standout family residence in one of Dollar's most desirable addresses, a home perfectly suited to modern family life, entertaining and enjoying the very best of its spectacular setting.

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.

Navigation/////bonus.honeybees.umbrella

Council Tax Band G
EER Band D

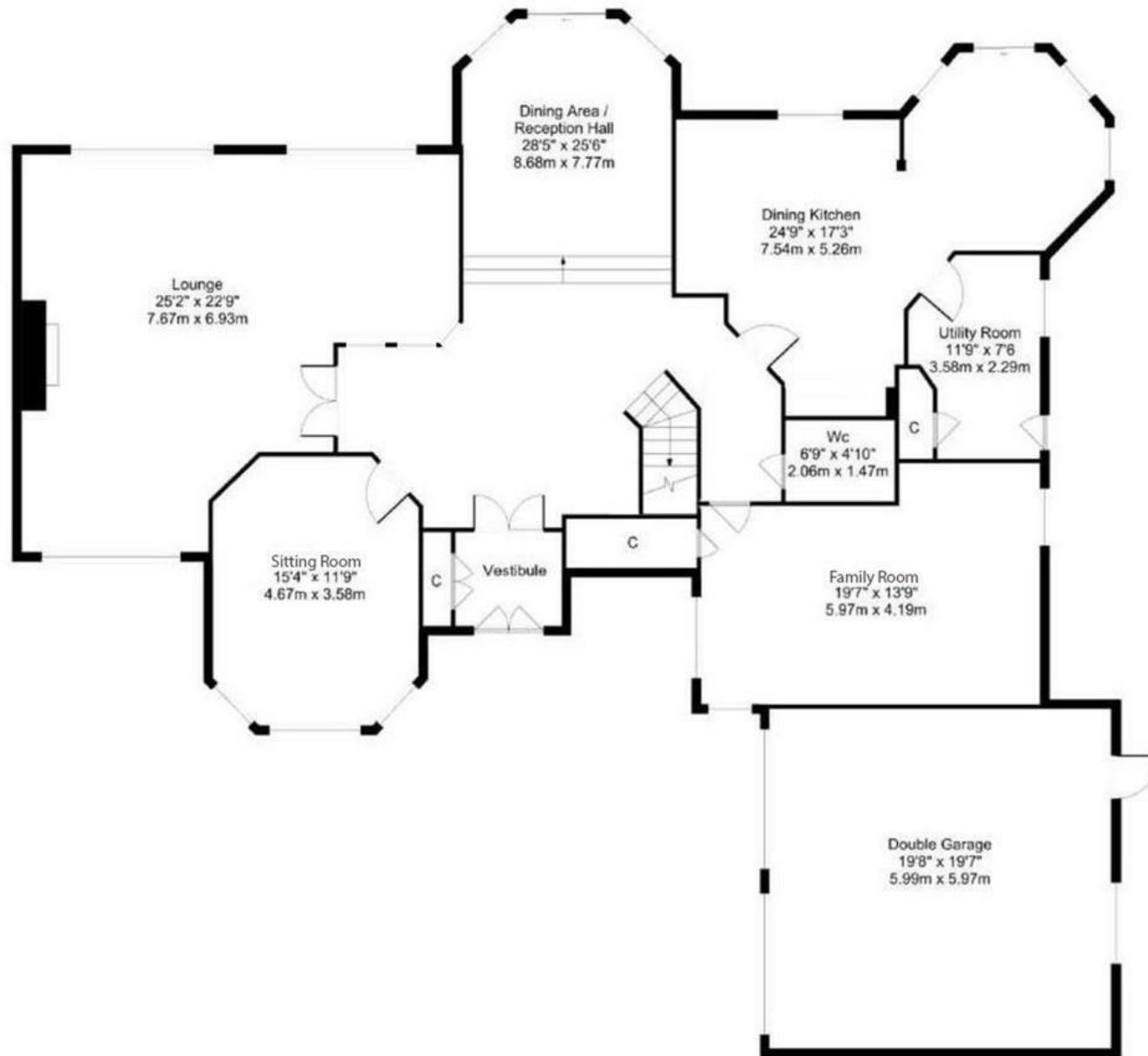
Water: Mains
Sewage: Mains
Heating: Biomass

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 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, 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.

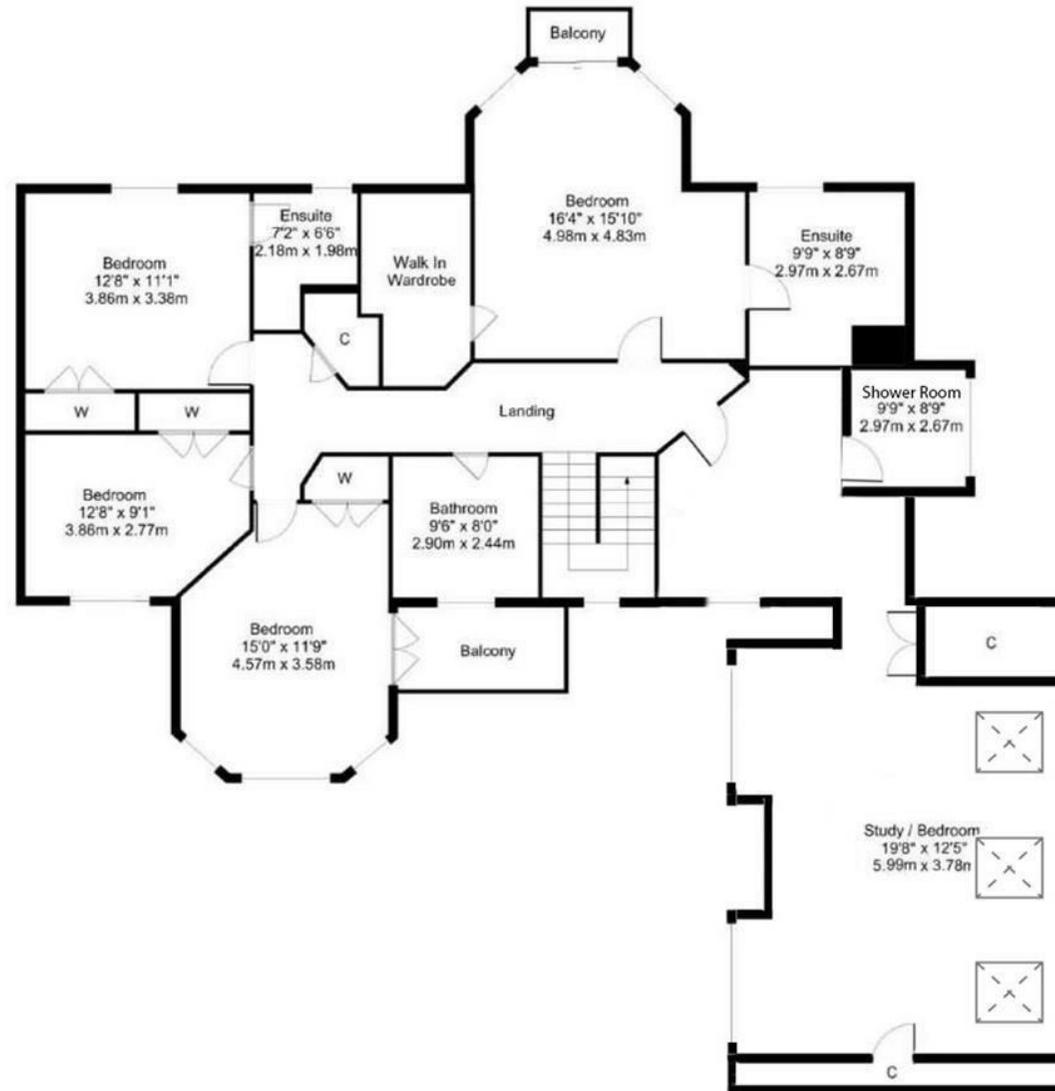
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GROUND FLOOR



FIRST FLOOR