

2 DEAN PLACE, DOLLAR FK14 7HJ

HARPER & STONE  
ESTATE & LETTING AGENTS





# 2 DEAN PLACE

DOLLAR, FK14 7HJ

## PROPERTY FEATURES

- Generous four bedroom detached bungalow Circa 1970
- Extending to approximately 132 square meters of flexible living
- Contemporary fitted kitchen with ample storage and workspace
- Principal bedroom with stylish ensuite bathroom
- 3 further double bedrooms, 1 ideal as an office/study
- Modern recently replaced family shower room
- Private rear garden and large storage shed
- Ample off road parking for multiple vehicles
- Prompt viewing advised

Set within a peaceful and established residential setting, this impressive four bedroom detached bungalow offers approximately 132 square metres of beautifully balanced accommodation, perfectly suited to modern family living. Dating from circa 1975 and thoughtfully enhanced over time, the home combines generous proportions with a bright, contemporary finish, all arranged across a highly practical single level layout.

The Accommodation is Offered as Below:

Ground Floor: Entrance Vestibule, Hall, Lounge, Kitchen/Diner, Principal Bedroom with Ensuite Bathroom, Three further Bedrooms, Shower Room and Utility Room.

Entry is via a welcoming vestibule leading into a spacious central hallway, setting the tone for the light and airy accommodation throughout. Immediately to the right, the elegant lounge is a standout reception space, generous in scale and flooded with natural light from expansive glazing, with pleasant outlooks towards the surrounding landscape. This inviting room flows seamlessly into the open plan kitchen dining area, creating an ideal environment for both everyday living and entertaining.

The kitchen dining room is well appointed with a range of modern wall and base units in a soft, neutral palette, complemented by ample worktop space an integrated induction hob and double electric oven, with a freestanding dishwasher and fridge freezer. There is excellent room for family dining, while a door leads through to a practical utility room, offering further storage and direct access to the garden.

The accommodation continues along the hallway, where four well proportioned bedrooms provide







## 2 DEAN PLACE

excellent flexibility. The principal bedroom enjoys a peaceful position and benefits from a stylish ensuite bathroom, complete with bath, separate shower, vanity sink and WC. Bedrooms two and three are comfortable doubles, with single bedroom 4 offering ideal versatility as a home office or study. A beautifully finished contemporary shower room serves the remaining bedrooms.

Externally, the property enjoys garden grounds wrapping around the home, with areas of lawn, mature planting and a paved patio, perfect for outdoor dining and relaxation. A driveway provides off street parking, completing the appeal of this superb family home.

A superb opportunity to acquire a spacious and adaptable home in a sought after Dollar address, this property offers the perfect blend of comfort, style and practicality, ideal for families or those seeking single level living without compromise.

The sale will include all fitted floor coverings, light fittings, window coverings, integrated and freestanding appliances along with the freestanding wardrobes. Any other items are to be by separate

negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band F  
EER Band C

Water: Mains  
Sewage: Mains  
Heating: Gas

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, 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.

**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.





