

6 DOLLARBEG PARK, DOLLAR FK14 7LJ

HARPER & STONE
ESTATE & LETTING AGENTS





6 DOLLARBEG PARK

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PROPERTY FEATURES

- Exceptional detached 4 bedroom bungalow by Manor Kingdom Homes Circa 2005
- Approximately 206 square meters of flexible living
- Beautifully enhanced with bespoke upgrades and luxurious finishes throughout
- Spectacular Mosolovski & Murray Garden Room with split level study area
- Stunning principal suite with dressing room and ensuite shower room
- Elegant formal lounge with stone fireplace and patio doors to the garden
- Professionally landscaped gardens with water feature, mature planting and outdoor lighting
- Detached double garage with gated mono bloc driveway and extensive parking
- Early viewing strongly advised

Harper & Stone are delighted to bring to the market this exceptional detached bungalow set within beautifully landscaped grounds amongst a conclave of approximately 29 prestigious homes, in one of Dollar's most sought after residential settings. Occupying a generous and private plot within the highly regarded Dollarbeg Park development, this outstanding four bedroom detached residence offers an exceptional blend of elegant contemporary living, luxurious finishes and beautifully designed family accommodation. Built circa in 2005 in the desirable "The Willows" style by Manor Kingdom, the property has been significantly enhanced by the current owners with a host of bespoke additions and upgrades, most notably the spectacular Mosolovski & Murray Garden Room extension which creates a truly remarkable living environment.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Dining Room, Sunroom, Kitchen/Diner, Utility Room, Principal Bedroom with Ensuite Shower Room, Guest Bedroom with Ensuite Shower Room, Two Further Bedrooms and a Family Bathroom.

A striking double front door opens into a welcoming entrance vestibule which in turn leads through to the impressive reception hallway, immediately setting the tone for the sense of scale and quality that continues throughout the home. Beautifully proportioned and flooded with natural light, the accommodation has been thoughtfully designed to provide both formal and informal living spaces perfectly suited to modern family life.

Positioned to the left of the hallway, the generously sized kitchen/breakfast room is beautifully appointed with an excellent range of solid cherry wall and base units complemented by luxurious granite work surfaces. Integrated appliances include a five-ring gas hob, double oven, dishwasher and fridge freezer, while the breakfasting area provides an ideal space for relaxed family dining and entertaining. A practical utility room offers further storage, space for freestanding appliances and convenient side access to the property.

Returning to the reception hall, the formal dining room comfortably accommodates larger gatherings and provides an elegant setting for entertaining, with double doors opening into the truly breath taking Mosolovski & Murray Garden Room. This exceptional addition has been completed to an outstanding specification, featuring solid hardwood construction, natural timber finishes internally, painted exterior woodwork and beautiful Travertine tiled flooring. Vaulted ceilings and expansive glazing create a magnificent connection with the surrounding gardens, while the split level study area provides a peaceful and inspiring workspace. The Garden Room also offers direct access to the substantial detached double garage.

The formal lounge is equally impressive, offering a calm and sophisticated retreat centred around a beautiful stone fireplace housing a living







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flame gas fire. Patio doors frame the enchanting rear gardens and provide seamless access to the outdoor space.

The bedroom accommodation is positioned privately to the far end of the home. The exceptional principal suite enjoys a prominent front facing position and incorporates a generous dressing room, formerly bedroom four, offering extensive fitted storage and space for a dressing table. The luxurious ensuite shower room features a walk-in shower, washstand style sink and WC. Bedrooms two and three are both generous rear-facing double rooms, with bedroom two further benefitting from its own ensuite shower room. Completing the accommodation is the stunning family bathroom, beautifully styled to create a contemporary spa like retreat. Featuring a freestanding double ended bath with handheld shower attachment, wall hung vanity sink with towel rail, heated towel rail and WC. The room is finished with full height neutral tiling for a sleek and timeless aesthetic.

Externally, the property is approached via a gated mono bloc driveway providing ample off street parking and access to the detached double garage. The surrounding gardens and grounds are simply exquisite, professionally landscaped to create a peaceful haven of manicured lawns, mature trees, colourful planting, shrubs and flowering borders. Winding pathways, water features and carefully designed outdoor lighting further enhance the setting, creating a truly magical environment to enjoy throughout the seasons.

6 Dollarbeg Park is a truly exceptional home, offering an outstanding blend of quality, privacy and refined living within one of the area's most desirable residential locations. Showcasing generous proportions, superb craftsmanship and beautifully landscaped gardens, this remarkable property provides an idyllic setting for modern family life whilst enjoying an exclusive and peaceful setting. Rarely do homes of this calibre come to the

market, and early viewing is strongly recommended to fully appreciate the elegance, space and lifestyle on offer.

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.

Council Tax Band TBC
EER Band D

Water: Mains
Sewage: Mains
Heating: LPG

Dollar is a highly regarded and picturesque village 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, post office, delicatessen, cafés, opticians, a restaurant and bar, and a traditional pub. Additional services include a beauty salon, hairdressers, a launderette and a kitchen design studio, along with an interior design studio. Healthcare needs are well catered for with a dental practice,

doctor's surgery and pharmacy all located within the village. For those who enjoy the outdoors, there are a number of scenic walking routes nearby, including the beautiful Dollar Glen and the pathway from Castle Road leading to the historic Castle Campbell. Further enhancing its appeal, Dollar lies within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, is approximately 20 minutes by car from Gleneagles, and around 30 minutes 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.





GROUND FLOOR

