11 DOLLARBEG PARK, DOLLAR FK14 7LJ

HARPER&STONE
ESTATE & LETTING AGENTS





11 DOLLARBEG PARK

DOLLAR, FK14 7LJ

PROPERTY FEATURES

- Distinguished four bedroom detached family home Circa 2005
- Approximately 201 Square meters of flexible living
- Elevated, enviable setting with views towards the Ochil Hills
- Highly desirable location close to the town of Dollar
- Elegant lounge with living flame fire and bifold garden doors
- Spacious dining kitchen and separate utility room
- Three bathrooms, including two ensuites, plus cloakroom
- Generous galleried landing with home office space
- Exquisite, landscaped gardens, double garage and extensive driveway
- Early viewing advised



Set within beautifully landscaped grounds and enjoying an enviable outlook towards the Ochil Hills, 11 Dollarbeg Park is a home of striking presence and enduring appeal. Harper & Stone are delighted to present this immaculately presented four bedroom detached family home, built circa ****, where generous proportions, elegant interiors and a thoughtfully considered layout create a wonderful setting for family life. With inviting spaces for gathering, peaceful corners for retreat and exquisite gardens to enjoy, this is a home that feels as welcoming as it is impressive.

The Accommodation is Presented as Below:
Ground Floor: Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Family Room and a Cloakroom.
First Floor: Galleried Landing/Study Space, 2 Bedrooms with Ensuite Facilities, 2 Further Bedrooms and a Family Bathroom.

The entrance vestibule opens into a welcoming hallway, where engineered oak flooring introduces the warmth and quality found throughout the home. From here, the ground floor accommodation unfolds naturally, with a pleasing balance of connected entertaining spaces and individual rooms.

The elegant lounge is particularly inviting, its generous proportions enhanced by a large picture window and triple bifold doors that draw in natural light and open directly to the garden. A living flame gas fire, framed by a classic surround, provides an attractive focal point, creating a room equally suited to relaxed evenings and entertaining friends. Partially glazed double doors connect the lounge to the formal dining room, allowing the two spaces to flow beautifully when hosting. There is comfortable room for a dining table seating eight to ten, together with additional freestanding furniture. A broad, shallow bay window frames a delightful garden outlook, providing a lovely backdrop to family celebrations and leisurely dinners. A further set of double doors returns to the hallway, reinforcing the easy flow of the accommodation.

The dining kitchen offers a more informal gathering place, combining everyday practicality with a warm, sociable atmosphere. An excellent selection of Shaker style wall and base units in a natural wood finish is complemented by coordinating work surfaces. Integrated appliances include a five ring gas hob, electric oven, microwave, dishwasher and fridge freezer, while ample space for a family dining table makes this a welcoming setting for breakfast, conversation and everyday meals. Adjoining the kitchen, the well appointed utility room provides further storage, a sink and space for two freestanding appliances. Direct access to the outside adds welcome convenience to daily family life.
Returning to the hallway, the separate family room offers another comfortable place to unwind. Enhanced by a bay window, this versatile room lends itself equally well to a snug, playroom, study or additional sitting room, adapting readily as family requirements evolve. A convenient cloakroom and useful hall storage complete the ground floor.

The staircase rises to an exceptionally generous galleried landing, where the sense of space continues. Currently arranged to incorporate a home office, the gallery feels almost like an additional room, with a broad bay window bringing lovely natural light to this appealing area.













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The principal bedroom provides a restful retreat, with generous proportions and two sets of double wardrobes offering excellent storage. Its ensuite bathroom is beautifully appointed with a bath, separate walk in shower, floating vanity basin, heated towel rail and a WC. Bedroom two is another spacious double room, benefiting from fitted wardrobe storage and its own ensuite shower room. This comfortable suite is particularly well suited to visiting guests or family members who appreciate a little independence.

Bedrooms three and four are both generous double rooms with fitted wardrobes, continuing the flexibility that makes this home so appealing. Bedroom four is currently enjoyed as a snug and television room, demonstrating how easily the accommodation can be tailored to individual lifestyles. Completing the upper floor, the family bathroom is a tranquil space finished in soft, muted tones. A freestanding oval bath creates an elegant centrepiece, accompanied by a separate walk in shower, floating vanity basin, heated towel rail and a WC. The overall effect is calm, contemporary and beautifully inviting.

Externally, the professionally landscaped gardens are a defining feature of the property. Manicured lawns, mature trees, colourful planting and richly stocked borders frame the house, creating an established setting with interest throughout the seasons. The extensive monobloc driveway provides comfortable parking for several vehicles and leads to the detached double garage. Equipped with an electric up and over door, separate pedestrian access, lighting and power, the garage offers excellent practical space.

The principal garden is a particularly beautiful haven, where an expanse of carefully tended lawn is softened by mature trees, shrubs and flowering borders. A raised deck and separate patio provide inviting places for outdoor dining, summer gatherings or simply pausing to enjoy the surroundings. The established planting attracts a variety of wildlife, adding to the garden's peaceful character.

With the Ochil Hills as its backdrop, 11 Dollarbeg Park brings together an exceptional setting, beautifully balanced accommodation and gardens to savour. From lively family gatherings to quiet evenings by the fire, this is a home that accommodates every pace of life with comfort and elegance. Harper & Stone invite you to experience its warmth, space and distinctive appeal for yourself. 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///identify.blurts.bounding

Council Tax Band G
EER Band D

Water: Mains
Sewage: Mains
Heating: LPG

Dollarbeg Park is approximately 2 miles from the popular town of Dollar which 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, 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.







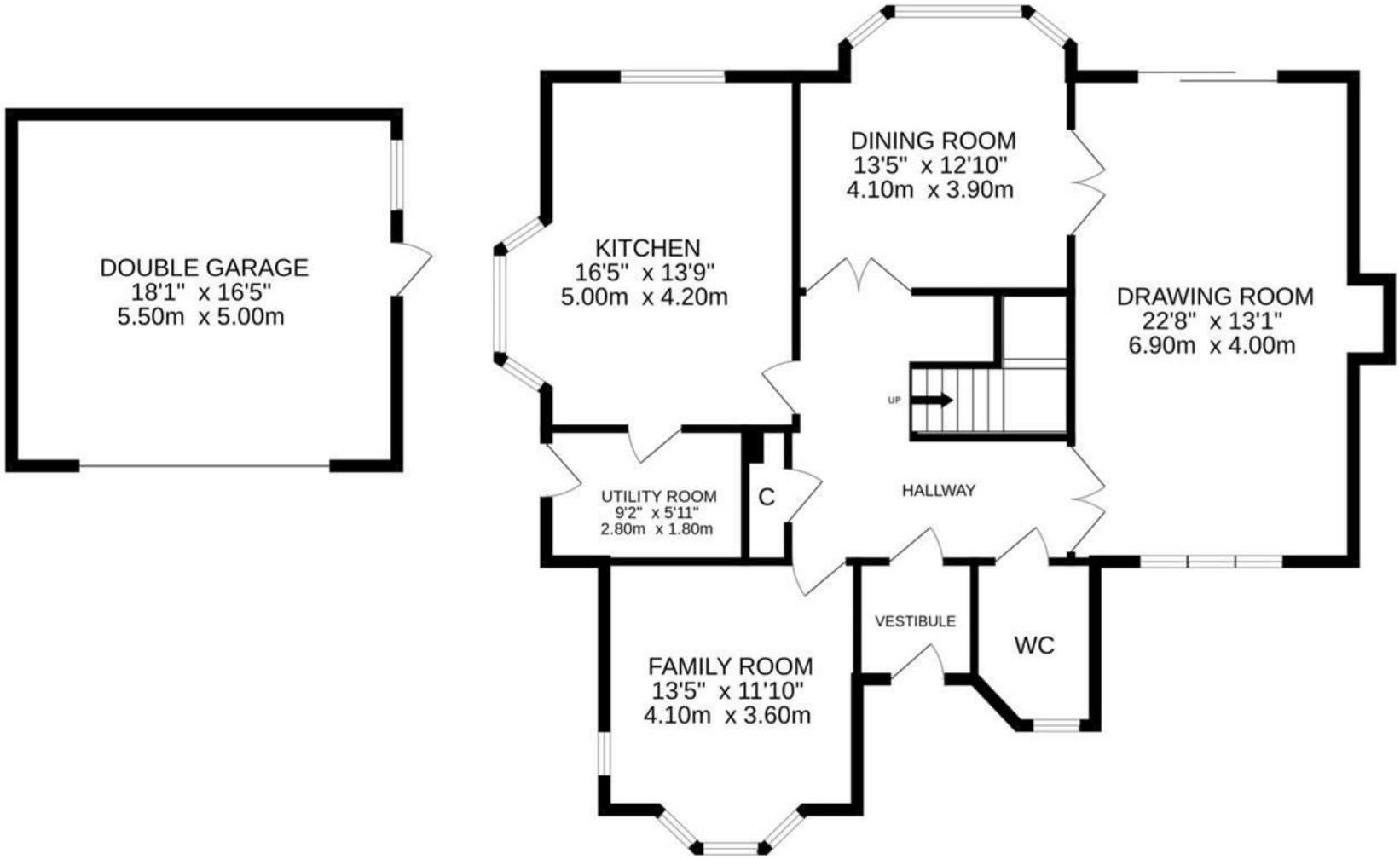




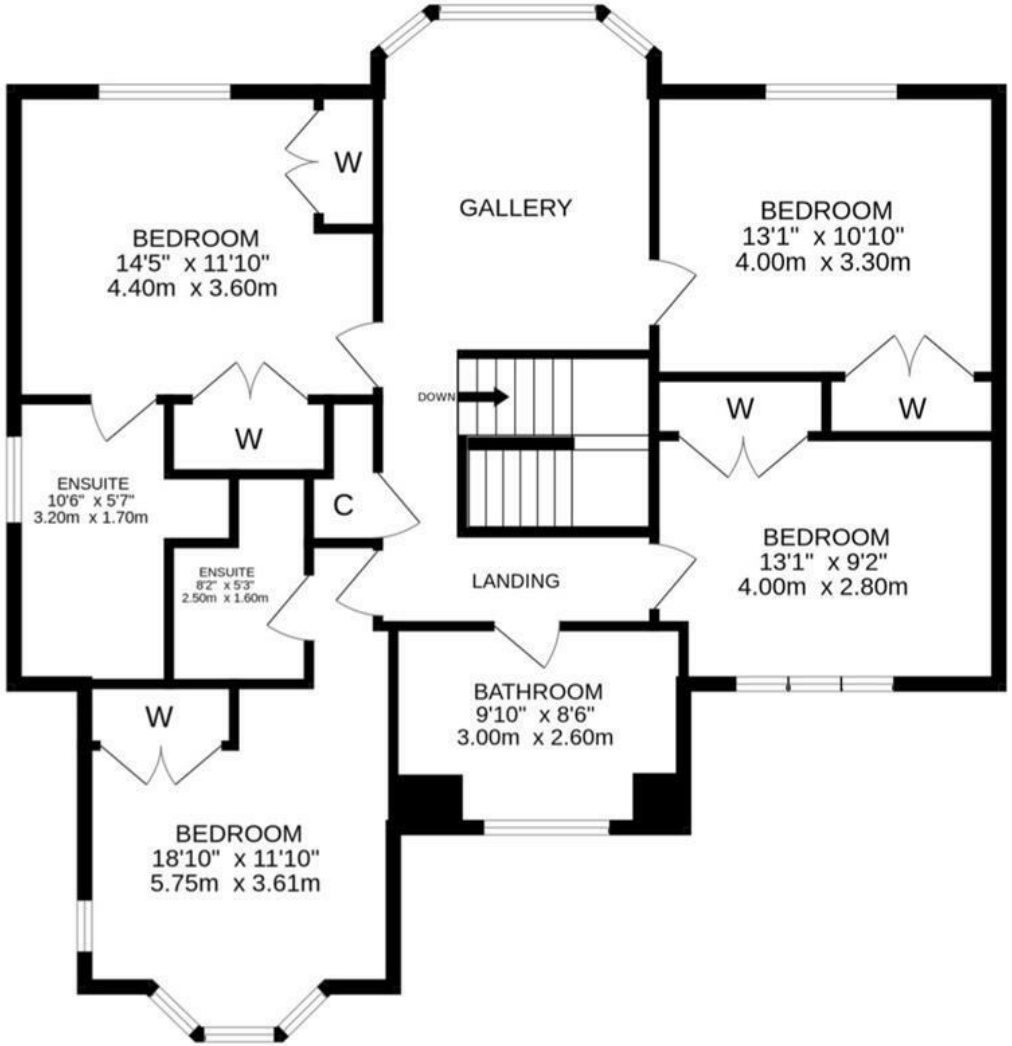




GROUND FLOOR



1ST FLOOR


W
GALLERY
BEDROOM
14'5" x 11'10"
4.40m x 3.60m
BEDROOM
13'1" x 10'10"
4.00m x 3.30m
DOWN
W
W
W
ENSUITE
10'6" x 5'7"
3.20m x 1.70m
C
ENSUITE
8'2" x 5'3"
2.50m x 1.60m
LANDING
BEDROOM
13'1" x 9'2"
4.00m x 2.80m
BATHROOM
9'10" x 8'6"
3.00m x 2.60m
W
BEDROOM
18'10" x 11'10"
5.75m x 3.61m