



Dollarbeg Park, Dollar
Offers in the region of £1,950,000



Home Report Valuation - £2,000,000

5 Reception Rooms, 5 Bedroom Suites, Kitchen, Breakfast Room, Utility Room, 2 Cloakrooms, Library, Study, Swimming Pool, Sauna, Steam Room, Gym, Jacuzzi, Hot Tub.

1st Floor - Self Contained Apartment

Attached to main house, Open Plan Lounge, Dining Room, Kitchen, Dressing Room and Bathroom.

This is an amazing house!

Dollar House is a contemporary house finished to an extremely high standard, with beautiful porcelanosa bathrooms, very high spec kitchen, underfloor heating and top quality sound and lighting systems throughout. This is one of the most high tech and beautifully presented homes in its price range. The rooms are generous and versatile offering fantastic living and entertaining space. There are 5 bedroom suites and a one bedroom self contained apartment for nanny or au-pair. The pool complex, overlooked by kitchen and dining room, includes changing areas, showers, sauna, gym and jacuzzi. The property is entered by impressive electronically controlled iron gates, large driveway garages and parking for many cars. The garden is laid to lawn with colourful shrub borders and extensive decking areas on different levels to the rear overlooking the spectacular Glen Devon. Fully alarmed with smoke detectors in all rooms Dollar House is situated near Dollarbeg Castle and is approximately 2 miles from Dollar. Dollar Glen is one of the most beautiful areas of central Scotland. A tranquil environment, Dollar House looks down over the River Devon (Trust) across to Dollar Village and Castle Campbell nestled in the Ochils Hills (where Mary Queen of Scots lived). Dollar Academy is one of the most respected private schools in the UK.

Dollar House is only 20 minutes drive from Gleneagles, 32 miles to central Edinburgh and 38 miles to Glasgow. Stirling, one of Scotland's most historic towns is 13 miles. As well as shopping in Dollar and Stirling there is a Farm Shop 1 mile away, stocked with local produce. Dollar House is a contemporary house, built 6 years ago, has a tremendous feeling of space. A video of this property can be viewed at www.reidestates.co.uk



Vestibule 2.40 x 1.89 (7'10" x 6'2")

Entered by, a single oak door, with ornate glazed panel above, two glazed side panels. Cornice. Solid Oak floor. Double doors with six pane glazing above, and two glazed side panels allowing in plenty of natural light, leading into the Entrance Hall.

Entrance Hall 10.74 x 5.30 (35'3" x 17'5")

A welcoming, bright and spacious Reception Hall, with two windows over-looking the front of the property. A magnificent centrally positioned Y shaped solid oak staircase leading to the upper floor. Solid Oak doors leading to two Cloakrooms, Family Room, Cinema Room, Drawing Room, TV/Snug, Dining Room, Kitchen/Breakfast Room, Swimming Pool Complex. Solid Oak-floor with under-floor heating.

Cloakroom 2.0 x 1.71 (6'7" x 5'7")

Walk in coat cupboard with store behind housing electrics.

Cloakroom 2.55 x 1.89 (8'4" x 6'2")

Porcelanosa Noken Lebas close coupled WC, Noken Lucca vanity unit in glaze with two glove basins with Noken Libra high spout basin mixers. Mirror above basins. Porcelanosa tiled walls and floor. Down-lights. Radiator. Window facing South.

Family Room 8.31 x 6.19 (27'3" x 20'4")

Entered by double solid oak doors, with six- pane glazing. Bay window and three other windows overlooking the front of the property, making this a lovely bright and spacious room with Stepped Ceiling with Down-lights. Solid Oak- floor. Two radiators with Oak Ornate Radiator covers.

Drawing Room 9.25 x 5.32 (30'4" x 17'5")

East facing room, with large window, overlooking the garden. Impressive marble pillar fireplace with stepped hearth and living flame coal effect gas fire, which goes through the wall to the TV/Snug. Stepped ceiling with Down-lights. Two radiators with Oak Ornate Radiator covers. Solid Oak-floor. Step down to TV/Snug

TV/Snug 6.93 x 2.80 (22'9" x 9'2")

This room is open plan to the Drawing Room with an East facing window. The fire from the Drawing Room comes through the wall and has a marble surround. Radiator with Oak Ornate cover. Solid Oak-floor.

Dining Room 9.25 x 5.32 (30'4" x 17'5")

This gorgeous Dining Room has three large windows which overlook the amazing Swimming Pool and Spa, and the beautiful views over the Ochil Hills and Dollar Glen. It also has two windows and a French door opening out on to the garden. Stepped Ceiling with Down-lights. Three Radiators all with Oak Ornate Radiator Covers. Solid Oak-Floor.

Kitchen 6.45 x 4.70 (21'2" x 15'5")

If you want the WOW factor then this bespoke hand-made stunning kitchen by Manor Kingdom has it! With more than adequate, wall and base units in solid oak with large central-island with canopy above with Down-lights. Large window facing South. The many appliances include: Britannia 7 ring with griddle Range Cooker situated in the centre island with double ovens and a Kitchen Maid Extractor System above. Large Amona, Wine Fridge. Two Kitchen Aid, Cool Drawers. Kitchen Aid, Combi Microwave. Plate-Warming Drawer. Kitchen Aid, Dishwasher. Two Kitchen Aid, Drawer style Dishwashers. Kitchen Aid, Coffee Centre with Cup Warmer Drawer. Two Amona, American style Fridge/Freezers. There are also pull out Vegetable Baskets. Butchers block. Double stainless steel sinks with mixer taps and plate sprayer. Breakfast bar attached to centre island. Granite worktops. Cornice. Down-lights. Porcelanosa tiled floor with under-floor heating.

Pantry 2.82 x 1.09 (9'3" x 3'7")

Walk in pantry with shelving, giving plenty storage. Porcelanosa tiled floor. Down-lights.

Breakfast Room 9.0 x 4.10 (29'6" x 13'5")

Open plan to kitchen with floor to ceiling windows overlooking the swimming pool and spa. Cornice. Down-lights. Porcelanosa tiled floor with under-floor heating. Ample room for large dining table and chairs.

Garden Lounge 8.12 x 5.50 (26'8" x 18'1")

Superb bright room with glazed roof, four large windows overlooking the garden and a French door leading out on to the decked area with stunning views. There is also a large window facing South. A wonderful approx. 1.5 metre living flame log effect gas fire set into the wall. Three wall lights. Porcelanosa tiled floor with under floor heating.

Utility Room 5.34 x 2.31 (17'6" x 7'7")

With ample hand-made bespoke wall and base units in solid Oak by Manor Kingdom with Granite worktops. Arched window with shutters facing North. Maytag, Laundry Dryer. Siemens, Washing Machine. Siemens, Tumble Dryer. Radiator with Ornate Oak Radiator cover. Porcelanosa tiled floor. Door leading to Cinema Room.

Cinema Room 6.0 x 5.82 (19'8" x 19'1")

A pleasant room with two opaque windows facing North and five double ornate windows facing South making this a bright room by natural light. Door leading out on to drive-way. Thermo Scene Projector with remotely controlled screen. There is a free standing bar. Cupboard housing: Euroflow Cleaning System. Cupboard housing: boiler, by Valliant. Two radiators with Ornate Oak Radiator covers. Down-lights. Solid Oak- floor. Door leading into garage.

Garage 6.21 x 2.41 (20'4" x 7'11")

Opaque window facing North. Electric up and over door. Lighting. Concrete screed floor.

Swimming Pool Lobby 2.63 x 1.93 (8'8" x 6'4")

Entered by a double solid oak and glazed door. Wooden bench seat. Coat rack. Cornice. Solid Oak floor. Radiator with Ornate Oak Radiator cover. Down-lights. Double Oak and glazed door leading into Swimming Pool Complex.

Swimming Pool Area 13.58 x 13.20 (44'7" x 43'4")

A fantastic Swimming Pool, approx. 11 metres x 5 metres, with an electronically controlled pool cover. Porcelanosa, non- slip tiling, all around the pool, with floor lighting. Handrails and steps down into the pool. Porcelanosa wall tiles. Porcelanosa shower at poolside. Floor to ceiling windows and doors leading out to the rear garden with the most amazing views. Pas series Spa set in the magnificent window curve, overlooking the wonderful Dollar Glen and the Ochil Hills.

Plant Room 3.38 x 2.99 (11'1" x 9'10")

Housing all the plant for the swimming pool complex.

Gym 7.13 x 3.62 (23'5" x 11'11")

Bright room with floor to ceiling windows overlooking the swimming pool and the Ochil Hills and Dollar Glen. French doors out on to the garden. Air-conditioning. Cornice. Solid Oak floor.

Gym Changing Room 1.60 x 1.60 (5'3" x 5'3")

Situated in the gym. Wooden bench seat. Solid Oak floor. Down light.

WC 1.16 x 1.0 (3'10" x 3'3")

Porcelanosa WC with Porcelanosa tiled wall and floor and Aura extractor fan. Solid Oak Door.

Sauna Steam Room Lobby

Two wall hung Porcelanosa Noken Tebas Cloakroom Basins with Noken Libra Basin Mixers. Two wall mirrors above the basins. Porcelanosa Tiled Walls and non-slip floor tiles. Three warming stainless steel hot boxes for towels.

Sauna 1.98 x 1.28 (6'6" x 4'2")

Certikin Premier Sauna in cedar wood. Porcelanosa tiled non slip floor. Safety glass door.

Steam Room 1.36 x 1.98 (4'6" x 6'6")

Certikin Steam Room, fully tiled with Porcelanosa mosaic tiling. Safety glass door.

Boiler Room 3.0 x 2.85 (9'10" x 9'4")

Accessed from rear garden and housing boiler plant.

Annexe Vestibule 2.21 x 1.45 (7'3" x 4'9")

Hallway with solid oak staircase leading to Annexe. Window facing South. Hatch to attic. Radiator with Ornate Oak Radiator cover. Porcelanosa floor tiles.

Annexe Lounge/Dining Room/Kitchen 6.68 x 6.14 (21'11" x 20'2")

A superb annexe with open plan lounge, dining room, and bespoke hand made solid oak kitchen with a range of wall and base units with granite worktops. Appliances include: Integrated Siemens, 5 ring gas hob, Siemens, Extractor Canopy, Siemens, Fan Assisted Oven, Brushed Stainless steel splash-back behind hob. Siemens, Integrated Fridge, Siemens, Integrated Freezer, Siemens, Integrated washer/dryer, Siemens, Integrated Microwave, Kitchen Aid, Dishwasher, 1 ½ stainless steel sink with mixer tap. Windows facing North and South. Two radiators with Oak Ornate Radiator covers. Down-lights. Solid Oak floor. Door to hallway.

Annexe Hallway 1.16 x 1.03 (3'10" x 3'5")

Doors leading to Bathroom and Bedroom. Down-lights. Hatch to attic. Solid Oak floor.

Annexe Bedroom 6.15 x 3.39 (20'2" x 11'1")

Large double room, with windows facing North and South. Two radiators with Ornate Oak Radiator covers. Down-lights. Solid Oak floor. Door to Dressing Room

Annexe Dressing Room 1.94 x 1.18 (6'4" x 3'10")

Walk in dressing room fully fitted in solid Oak with hanging rails, shelves, drawers, shoe racks. Down lights. Solid Oak floor.

Annexe Bathroom 2.48 x 1.97 (8'2" x 6'6")

Three piece suite consisting of Porcelanosa Tebas back to wall WC, Circular wash hand basin with mixer tap set on a vanity unit, walk in power shower with glazed door. Velux window. Porcelanosa wall and floor tiles. Radiator with Ornate Oak Radiator cover. Air flow Extractor.

Upper Floor Stairway & Landing 15.8 x 5.27 (51'10" x 17'3")

Impressive bespoke Solid Oak sweeping staircase becoming Y shaped with beautiful balustrade and spindles and newel posts and handrail, leading to the upper floor landing. Wonderfully large landing with a vaulted ceiling in which hangs a Crystal Lite Spiral Chandelier. Two windows and a French Door opening on to balcony above the front door. Cornice. Down-lights. 3 Radiators with Ornate Oak Radiator covers. Solid Oak floor. Doors leading to five Bedroom Suites and 3 cupboards.

Cupboard 1

Large room, housing all stereo and lighting systems equipment with air conditioning.

Linen Cupboards x 2

Shelved with plenty of storage space.

Cupboard 2

Housing Ellik Trends Central Cleaning System

Cupboard 3 2.57 x 1.93 (8'5" x 6'4")

Large storage cupboard with shelves.

Master Bedroom 7.79 x 4.77 (25'7" x 15'8")

Extremely large room with French Doors, with two side doors leading to Balcony with spectacular views. Marble pillar fireplace with inset living flame gas coal effect fire which goes through the wall to the Library/Study. Stepped marble hearth. Stepped ceiling with down-lights. Three radiators with Ornate Oak Radiator cover. Two Oak Glazed doors leading to Library/Study. Two openings with Oak Surrounds, leading to His and Her Dressing Rooms. Solid Oak Floor.

Master His & Her Dressing Rooms 5.82 x 3.24 (19'1" x 10'8")

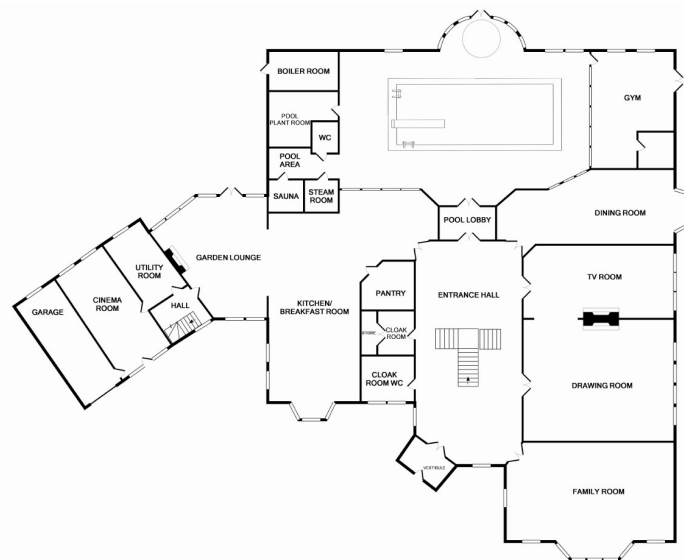
Two large arched shaped windows facing North with stunning views. Fully fitted units in solid Oak with wardrobes with Oak and mirror doors, Hanging Rails, Drawers, Shelves, Shoe Racks. Down-lights. Radiator with Ornate Oak Radiator cover. Solid Oak floor.

Master En-Suite 6.0 x 3.92 (19'8" x 12'10")

Entering from His and Her Dressing Rooms, this amazing room has a Noken Tebas close coupled WC, Noken Tebas back to wall bidet, System Pool Zenit wall bath in miel, with chromotherapy, music therapy, waterfall and chrome taps. Gamo décor basico one drawer wash basin unit with bol basin x 2 in miel with crystal pizzarra worktop. In the centre of the basin units there is a Gamo décor basico 4 drawer unit, Noken Libra high spout basin mixer taps, Two System Pool Palia Shower Columns and System Pool Estambul Recta Steam Cabin. Glazed panels over WC and Bidet. Four arched large windows facing





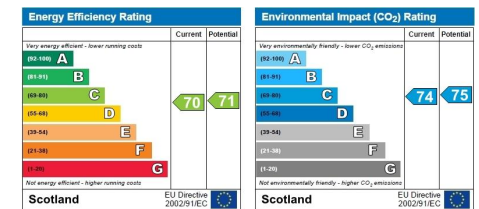


GROUND FLOOR



1ST FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown here are for information only and no guarantee as to their availability or efficiency can be given.
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