

1 ALLSOP PLACE, DOLLAR FK14 7AW

HARPER & STONE
ESTATE & LETTING AGENTS





1 ALLSOP PLACE

DOLLAR, FK14 7AW

PROPERTY FEATURES

- Immaculately presented 3-4 Bedroom detached family home Circa 1933
- Flexible living over approximately 128 square meters
- Idyllic quiet cul-de-sac location
- Principal bedroom with ensuite shower room
- Spectacular views of the Ochil Hills and Castle Campbell
- Private well maintained garden grounds to the front, side and rear
- The roof was replaced in 2023
- Close to all local amenities including schooling
- Off street parking and external storage
- Early viewing strongly advised

Harper & Stone are delighted to present 1 Allsop Place, an immaculately presented and deceptively spacious three bedroom family home, quietly positioned within a highly desirable cul-de-sac with elevated views across the Ochil Hills and surrounding countryside. Built circa 1933, this beautifully maintained property offers flexible accommodation over two levels, generous reception space and an abundance of natural light throughout, making it an ideal home for modern family living.

The Accommodation is presented as below:

Ground Floor: Entrance Vestibule, Hallway, Lounge, Sitting/Dining Room, Kitchen, Conservatory, Principal Bedroom, Ensuite Shower Room, Family Bathroom.

First Floor: 2 Double Bedrooms, 1 with an Ensuite Cloakroom.

The front door opens into a welcoming entrance vestibule, leading seamlessly into a broad central hallway that forms the heart of the home and sets the tone for the space on offer. To the front of the property, the elegant formal lounge enjoys a bright dual aspect outlook, with a charming bay window fitted with shutter blinds, feature stone fireplace and recessed storage creating a refined yet comfortable setting for relaxation.

Positioned to the rear, the sitting room offers further versatility and is equally well suited as a dining room, family snug or bedroom, benefiting from a shelved cupboard and generous bay window overlooking the garden. The well appointed kitchen is thoughtfully arranged in a wide galley style, fitted with an excellent range of wall and base units. Integrated appliances include a 4 ring gas hob, electric double oven, slimline dishwasher, fridge, 2 freezers and space for a free standing appliance. Glazed doors open directly into the conservatory, a delightful additional living space with garden access, ideal for entertaining or simply enjoying the outlook year round.

To the right of the hallway is the generous principal bedroom, positioned to the front of the property, again the bay window is







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fitted with stylish shutter blinds. The wardrobe within this room includes a fitted shelving unit and is included within the sale. The ensuite shower room is a light bright space and offers a large walk in shower, pedestal sink, heated towel rail and WC. Completing the lower level is a stylish and well appointed family bathroom, finished with both a bath with handheld shower, and a separate walk in shower, vanity sink, heated towel rail and WC offering a rare and highly practical arrangement for family living.

Heading upstairs from the hallway leads to the upper level, where two further well proportioned double bedrooms both benefitting from good natural light via Velux windows. Bedroom 2 benefits from a private en suite cloakroom, adding further convenience for family or guests.

Externally, the property is surrounded by mature, private garden grounds to the front, side and rear, offering a peaceful and secure outdoor setting. Off street parking is provided by a mono block driveway, and a useful garden shed and bike store sits discreetly to the side of the home. A generous external utility and storage cupboard is accessed from outside the property. Currently this accommodates a tumble drier, second fridge and newly installed useful shelving, this space offers excellent flexibility for everyday storage and household use.

Please note that the front door and internal doors were replaced in 2025.

1 Allsop Place offers space, flexibility and comfort in equal measure, perfectly suited to growing families or those seeking adaptable living within a peaceful residential setting. Early viewing is highly recommended to fully appreciate the quality and position of this outstanding home.

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.

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Council Tax Band E

EER Band D

Water: Mains

Sewage: Mains

Heating: Gas

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.





