

STRATHALLAN HOUSE 6 CHAPEL PLACE, DOLLAR FK14 7DW

HARPER & STONE
ESTATE & LETTING AGENTS





STRATHALLAN HOUSE 6 CHAPEL PLACE

DOLLAR, FK14 7DW

PROPERTY FEATURES

- Stunning 5 bedroom semi-detached home over 3 floors
- A hidden gem in a quiet sought after part of the town of Dollar
- Outstanding views of Castle Campbell and The Ochil Hills
- Walking distance to all local amenities
- Close proximity to Dollar Academy
- Approximately 283 square meters of flexible living
- Exquisitely presented throughout
- Superb dining kitchen forming the hub of the home
- Master bedroom with ensuite and walk in wardrobe
- Prompt viewing is strongly recommended

A fantastic opportunity to purchase Strathallan House situated in the heart of the popular town of Dollar: Harper & Stone are delighted to present this rarely available home, formerly The Strathallan Hotel, which was sympathetically converted into 2 dwellings in 2008.

This wonderful home exudes a timeless appeal and offers a unique blend of classic elegance and distinctive personality. With great curb appeal, this house not only welcomes you but also creates a sense of pride and belonging. With 5 spacious bedrooms, each unique in its own right, this property presents room for a growing family or accommodating guests. It is a place where you can feel a strong connection to the neighbourhood and a home that will undoubtedly leave a lasting impression on anyone who passes by.

The Strathallan Hotel was built in approximately 1860 and was a popular hostelry within the town offering a warm welcome to all. This warm feeling resonates within this now stunning family home which is perfectly presented throughout. One of the most striking features is the large arched windows to the front and rear, allowing abundant natural daylight to flood into the property and optimise the beautiful views of the local countryside from the upper floors.

The accommodation is portrayed as below:

Ground Floor: Entrance Vestibule, Hallway, Boot Room, Cloakroom, Lounge, Open Plan Kitchen/Dining Room and Utility Utility Room.

First floor: Hallway, Master Bedroom with Dressing Area and Ensuite Shower Room, Second Bedroom with Ensuite Shower Room, Two Further Bedrooms and Family Bathroom.

Second Floor: Bedroom 5/Playroom/Office.

Entering Strathallan House is into the lower hallway from where the ground floor living flows. On the right is the Boot Room, always an advantage to any home for storing coats and surplus outdoor equipment. To the left is the lower Cloakroom. At the end of the hallway, double partially glazed doors open to an internal foyer with the Lounge on the right-hand side and the Kitchen/Dining Room on the left.

Double doors open into the expansive Lounge with French doors leading to the back garden. This room runs the length of the house providing a spacious yet inviting feel. The Kitchen/Dining room is a lovely social space ideal for entertaining. The Kitchen hosts a good selection of wall and base units in a cream Shaker style with complementary dark granite worksurfaces. Integrated appliances include a four ring gas hob, extractor fan, double oven, fridge freezer and dishwasher. The butchers block in the centre is not included in the sale. The Utility Room runs off the kitchen, providing a sink, storage and spaces for freestanding appliances and access to the rear of the house. The Dining area is multi functional, perfect for formal dining or a more relaxed option, with the dual aspect windows again letting the light







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stream in. Engineered oak flooring throughout the ground floor adds to the seamless flow of the lower living.

Heading up the half turn staircase is the first floor landing, offering access to 4 of the bedrooms and the Family Bathroom. Halfway up on the middle landing is a leaded glass arched window, another lovely attribute. The principal bedroom is on the left, a tranquil space with dual aspect arched windows overlooking the Ochil Hills with views of Castle Campbell. Passing through the walk-in wardrobe, the ensuite shower room comprises mains shower, pedestal sink and WC. Bedroom 2 is also front facing with an ensuite shower room, a mirror image of the Principal suite. Bedroom 3 is rear facing with a large built-in storage cupboard. Also, rear facing is the fourth double bedroom which is currently being utilised as a home office ideal for remote working. Completing the living space on this floor is the Family Bathroom, presenting bath, large walk-in shower, pedestal sink and WC.

Proceeding up to the second floor is Bedroom 5. A superb versatile space, offering multiple options for utilising the space including a playroom, nursery, bedroom, guest room, studio, or home office. There is eaves storage running the width of the room and the 2 Velux windows saturate the room with daylight.

Externally, there is a detached single garage within the garden grounds with ample storage, lighting and electricity. Strathallan House benefits from sections of private garden ground to the front, side and rear. At the front is a low rise wall and the garden ground to the side and rear encompasses a variety of chipped, paved, lawned, and shrub areas and is bound by timber fencing and decorative block walls. A chipped driveway area provides off street parking facilities for 2 cars and vehicular access to the detached garage. The immediate back garden space is South facing, benefitting from the sun from morning to sundown. The

current owners have furnished it with copious flowering pots and planters which bring a colourful show during the summer months (the pots are not included in the sale). To the right is the lawned garden ideal for children and pets to run and play. The garden shed is included in the sale.

The sale will include all fitted floor coverings, window blinds, and integrated appliances where applicable. Certain light fittings and curtains will be taken by the Vendors, please contact Harper & Stone to discuss. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band G
EER Band C
Water: Mains

Sewage: Mains
Heating: Gas
What3words Navigation:////defenders.clean.rounds

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, butchers, beauty salon and hairdressers, 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

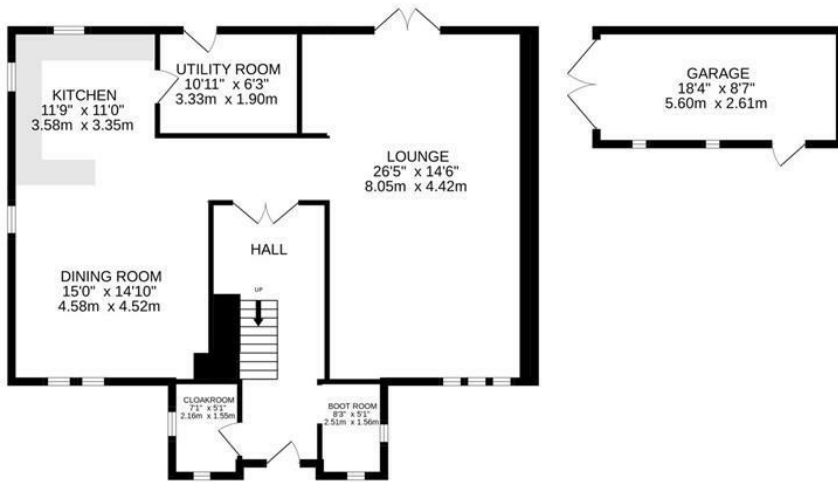
from Castle Road leading to Castle Campbell. Dollar is a sought-after commuter town within easy commuting distance of Edinburgh, Glasgow, Stirling and Perth, the town is also only 20 minutes' drive from Gleneagles and 30 minutes' drive from Edinburgh International Airport.

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.

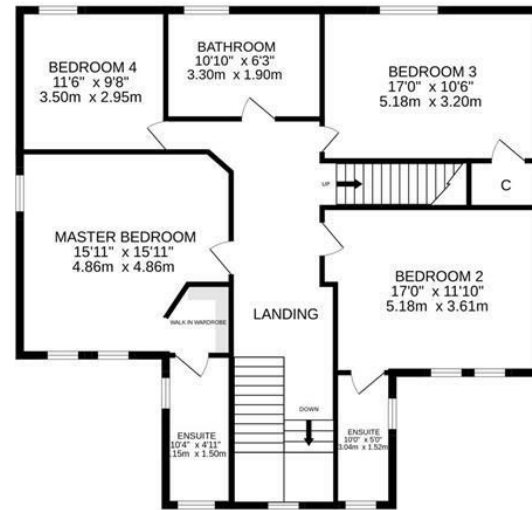




GROUND FLOOR



1ST FLOOR



2ND FLOOR

