

KENNELS COTTAGE DOLLAR FK14 7PX

HARPER & STONE
ESTATE & LETTING AGENTS





KENNELS COTTAGE

DOLLAR, FK14 7PX

PROPERTY FEATURES

- Idyllic 2-bedroom cottage
- Cozy lounge with working fireplace
- Stunning views of the Ochil Hills
- Two generous bedrooms
- Bathroom with bath & shower
- Brand new carpets
- Garden
- Off-road parking
- Unfurnished
- Available immediately

Harper & Stone are delighted to bring to the rental market Kennels Cottage located just outside of Dollar. Nestled at the foot of the Ochils, this 2-bedroom cottage is surrounded by countryside, while still being close to all local amenities.

Entry to the property is through the front door into a generous hallway, which leads on the left to the lounge/dining space. This room features a log burning stove and open press cupboard.

From the lounge, you head through to the kitchen which has a stainless-steel sink, gas hob, oven and grill. There is space for a free-standing fridge freezer, plus one extra appliance space. The back door gives access to the garden.

Back to the entrance hallway, you will find the family bathroom consisting of WC, bath, over bath electric shower, sink and plenty of cabinet space.

Next to the bathroom is the generous second bedroom to the rear of the property. The original fireplace provides a decorative focal point in the room.







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The first bedroom sits at the front of the property and has a decorative fireplace as well as an open press cupboard.

Externally, you will find a garage at the end of the long driveway, providing extra storage space. The garden enjoys south facing views to the front of the property and looks directly onto the Ochil Hills to the rear, where you will also find a wooden deck for enjoying a peaceful coffee in beautiful surroundings. There is also a greenhouse, providing an ideal spot to grow your own produce.

Viewings are strictly by appointment only via Harper & Stone.

Heating: Oil fired boiler
Water: Private supply
Sewage: Septic tank
Council Tax Band C
EER Band F
LARN1811005
Landlord Registration: 133745/150/18300 -
120852/150/26450

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 all within 15-20 minutes walk from the house. 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.
DISCLAIMER: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of any contract and none is to be relied upon as statements of representation or fact.





