

MERCURY COTTAGE DOLLAR FK14 7NW

HARPER & STONE  
ESTATE & LETTING AGENTS





# MERCURY COTTAGE

POWMILL, DOLLAR, FK14 7NW

## PROPERTY FEATURES

- Charming 3-bedroom cottage
- Renovated and modernised throughout
- Beautiful cottage character features
- Lounge with multi-fuel stove and beautiful surround
- Formal dining room with electric fire
- Sizeable master bedroom with fitted storage
- Bedroom 2 with walk-in wardrobe
- Family shower room
- Lovely tranquil rear garden
- Single garage and off-street parking to rear

Harper & Stone are delighted to present Mercury Cottage in the lovely village of Powmill near Dollar. This stunning 3-bedroom cottage is a true gem waiting to be discovered. Mercury Cottage is immaculately presented throughout, boasting a warm and inviting atmosphere laid out across 160sqm of flexible living space.

The accommodation comprises:

Ground Floor: Entrance Hall, lounge, dining room, breakfasting kitchen, utility room, WC and boot room.

First Floor: Two double bedrooms, one single bedroom, family bathroom.

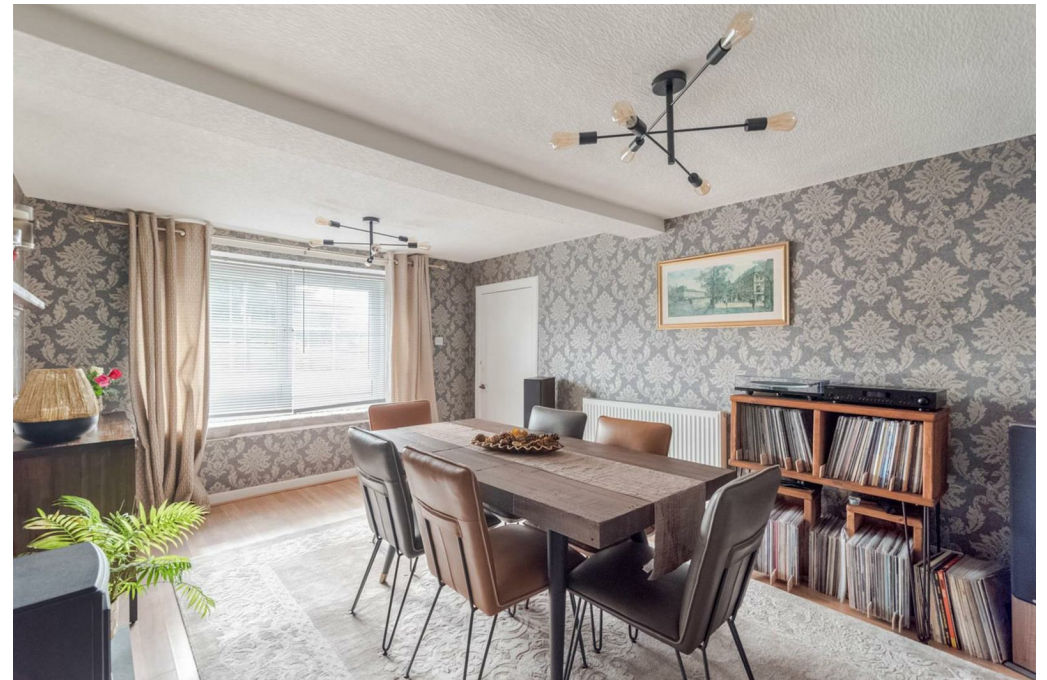
The front door leads into a large, bright reception hallway offering a welcoming entrance to the property. Grey panelling adds to the cottage character of the building.

To the left is the generous but cozy lounge, where you are greeted by a recently installed multi-fuel stove with wooden mantelpiece within original stone surround. This multi-fuel stove is just what is needed to keep cosy in the colder months. Modern double glazed PVC windows fill the deep windowsills, ideal to create extra seating if needed.

Across the hallway, the formal dining room features an electric fire with wooden mantelpiece, in-keeping with the cottage style. Deep-silled windows to the front usher in the light. This room could also be utilised as a 4th bedroom as the kitchen is plenty large enough for a dining table.

Continuing down the hallway, there is a large, useful under stair cupboard providing vital extra storage space.

The modern kitchen features a generous array of cream coloured country-style base units with solid oak worktops and slate tile







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flooring. Included is a 5-burner gas hob and oven, integrated dishwasher and a pantry style cupboard, essential to every country kitchen. There is plenty of space for a dining table to seat 6 catering to modern family needs.

Leading from the kitchen is the utility room featuring navy blue base units with laminate worktops, a pulley clothes drier and two additional appliance spaces.

Off the utility room is a WC with sink, featuring 2/3 height wooden panelling and brick wall finishes.

Completing the downstairs accommodation is the boot room, which offers access to the rear of the property and provides a convenient area for coats and shoes. The storage units in this space will be included in the sale.

The half-turn stairs feature the original wrought iron spindles and wooden balustrade and lead up to the bedrooms. A velux window above make the entry hall, stairs and landing a bright and airy space.

The master bedroom is generous in size and features floor to ceiling built in wardrobes with barn-style doors. Features include an alcove, ideal for a vanity table and lovely large windows to the front.

The second double bedroom enjoys beautiful views across the countryside and also features beautiful corning details. The room provides a walk-in wardrobe with copious storage.

The third bedroom is currently being used as an office; however it would make an ideal children's room or nursery.

Completing the first floor is the family shower room, providing a 3-piece suite of large shower cubicle with rainfall shower, and classic style pedestal sink, WC and heated towel radiator.

There is loft access from the upper landing with a pull-down ladder. The loft space is fully floored and carpeted and there is certainly opportunity to extend into this space if desired.

Externally to the front is a patio which catches the morning sun, and to the rear is tranquil garden with a lawn area and an apple tree central to the space. A patio provides an ideal place to sit and enjoy the sun in the warmer months. An outbuilding is positioned adjacent to the boot room, which would be an ideal outdoor gym or additional storage area. There is also a wood store.

To the side is a single garage and a driveway for two cars is located just behind the property, with off-street parking being an advantage.

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 E

Water: Mains

Sewage: Mains

Heating: LPG

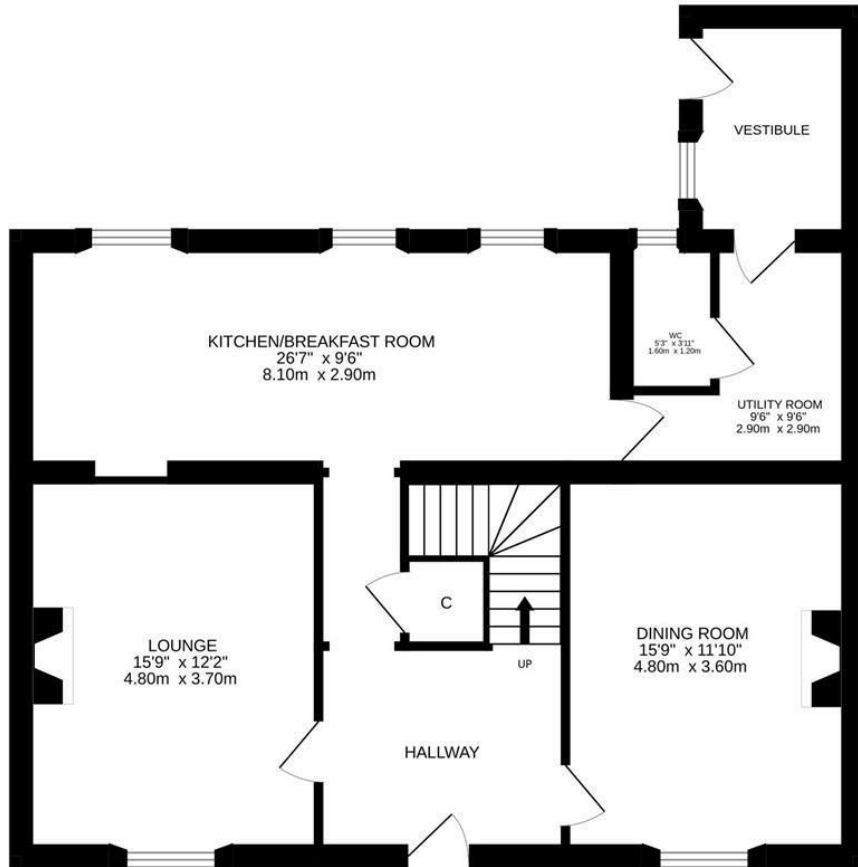
Powmill is a lovely village with a village shop, milk bar and antiques shop. Further amenities are accessible in Dollar and towards Kinross, where most major supermarkets, leisure facilities and day to day essentials can be found. Schooling is available nearby at Fossoway Primary and Kinross High, as well as Dollar Academy for those wishing to educate in the private sector. Powmill is also ideal for commuters with motorway access nearby to both Perth, Edinburgh and Glasgow.

**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

