

ANGUS COTTAGE DOLLAR FK14 7PX







# ANGUS COTTAGE

DOLLAR, FK14 7PX

## PROPERTY FEATURES

- Idyllic 2-bedroom cottage
- Cozy lounge with working fireplace
- Large kitchen
- Dining room
- Two generous bedrooms
- Off-road parking
- Part-Furnished
- Lovely garden
- Stunning views of the Ochil hills

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

Entry to the property is through a side door into a small vestibule, which leads into the well-equipped country-style kitchen. There are plenty of wall and base units as well as a large fridge/freezer, dishwasher and washing machine.

From the kitchen you head through to the dining room which can double as an office or playroom. Continuing through, the lounge is generous in size and enjoys lots of sunlight with windows at both sides. A working fireplace completes this cozy space.

Completing the ground floor is the family bathroom, comprising a 3-piece suite of an over bath shower, pedestal sink and WC.

Stairs lead from the hall to the 2nd floor, where there are two double bedrooms and











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another WC. Both bedrooms are of a good size and provide beautiful views over the countryside.

Externally there is a shed and a wood store. To the rear of the property is a lovely garden with unobstructed views. There is also allocated off-road parking large enough for two cars.

Viewings are strictly by appointment only via Harper & Stone.

What3Words directions: [///salon.master.songbook](https://www.what3words.com/salon.master.songbook)

Heating: Biomass boiler

Water: Private supply

Sewage: Septic tank

Council Tax Band D  
EER Band D

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.







