

ROZELL COTTAGE BACK ROAD, DOLLAR FK14 7EA

HARPER & STONE
ESTATE & LETTING AGENTS





ROZELL COTTAGE BACK ROAD

DOLLAR, FK14 7EA

PROPERTY FEATURES

- 3-bedroom detached bungalow
- Highly sought after location
- Fantastic development opportunity
- Approximately 83 square meters of living space
- Detached single garage
- Off road parking
- Stunning views of the Ochil Hills and the surrounding countryside
- Close to local amenities
- Early viewing strongly recommended

Harper & Stone are delighted to present to the market Rozell Cottage, Back Road. This 3-bedroom detached family home is nestled away in a private and quiet location within the town of Dollar with a well-established garden to the front. The property will require a degree of modernisation and is an attractive prospect for the next owner.

The accommodation is presented as below:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms and a Bathroom.

Entry to the property is into the hallway, from where the accommodation flows.

Immediately to the left is the Dining Room, which is front facing with dual aspect windows. Two steps lead up to the inner hallway. On the right is the Lounge, featuring a living flame gas fire positioned within a brick surround. There is a storage area under the lounge accessed from the lockable door at the front of the property. Triple aspect windows let the natural light flow into the space.

The rear facing kitchen is compact with a stainless steel sink. Base units and wall mounted shelving. Currently there is a freestanding Samsung American style fridge freezer and a Bertazzoni Range cooker (which is a year old). The Utility Room runs off the kitchen and provides access to the back of the house.

The Principal Bedroom is positioned at the far end of the hallway with a side facing window. Bedrooms 2 and 3 face the rear of the property, one has fitted wardrobes and the other offers a recessed wardrobe and a cupboard. Completing the accommodation is the Family Bathroom offering bath, over bath shower, vanity sink and WC.

Externally there are mature garden grounds to the front and side bounded by a combination of stone walls, fencing and hedges. A driveway provides parking for 2/3 vehicles and sits alongside a single garage.

Rozell Cottage is a wonderful opportunity to purchase an amazing Family home, whether as a development project or to embrace the character of the existing build.



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The sale will include all fitted floor coverings, window coverings, light fittings 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.

Council Tax Band E
EER Band D

Water: Mains
Sewage: Mains
Heating: Gas

What3Words Navigation:/// windows.glassware.numeral

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, 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.



