

11 HARVIESTOUN ROAD, DOLLAR FK14 7HG

HARPER & STONE
ESTATE & LETTING AGENTS





11 HARVIESTOUN ROAD

DOLLAR, CLACKMANNANSHIRE FK14 7HG

PROPERTY FEATURES

- 3/4 bedroom double upper apartment
- Large lounge with views
- Kitchen
- Family bathroom
- Single garage
- Off-street parking
- Garden
- Walking distance to amenities & schooling
- Available from 13/05/25

Harper & Stone are delighted to bring to the rental market 11 Harviestoun Road in Dollar. This lovely upper apartment is presented over 2 levels and is in a prime position in the town.

Entry to the property is through a shared door into a small vestibule, where the front door to the apartment is on the left. Stairs lead to the first floor, where the main living space is located. The lounge is a large, bright room with a feature fireplace and double windows with views to the Ochill Hills. A press cupboard provides convenient storage to one side and the wall opposite has full length fixed display shelving. Off the lounge is a small room ideally suited as a home office or snug.

The kitchen has ample fitted wall and base units with a 4-burner gas hob and double oven as well as a fridge/freezer. There is an additional under counter appliance space as well. The room includes space for a breakfast/dining table.

Bedroom 3 is a single bedroom with a lovely view to the rear of the property.







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Completing the first 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 eaves storage. Both bedrooms are of a good size and provide beautiful views on both sides of the property.

The central heating is operated via Nest controls.

Externally there is a single garage and a private garden space to the side of the property for use of the prospective tenants. There is also allocated off-street parking for 2 cars.

Viewings are strictly by appointment only via Harper & Stone.

No HMO / No pets preferred / Non smokers only
Council Tax Band D
EER Band D
Landlord Registration: 1745813/150/14032
LARN1811005

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 3 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.





