

DEVONPARK COTTAGE, 46 ALEXANDRA STREET, DEVONSIDE FK13 6HW

HARPER & STONE
ESTATE & LETTING AGENTS





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PROPERTY FEATURES

- 3-bedroom detached cottage circa 1901
- Idyllic location with views of the Ochil Hills
- Private driveway with ample parking
- Large open plan living/dining/kitchen space with high ceilings
- Separate utility room
- Master bedroom with en-suite shower room
- South facing conservatory
- Lovely gardens with orchard and chicken run
- Easy access to riverside walking paths and the National Cycle Network
- Early viewing recommended

Harper & Stone are delighted to bring to the market Devonpark Cottage, a hidden gem nestled in an idyllic location within the village of Devonside. This lovely, 125-year-old stone cottage is perfect for those seeking an escape to the countryside, without being too far from local amenities. The property is only a 5 minute walk to Sterling Mills Shopping Centre and also enjoys easy access to riverside walking paths and the National Cycle Network.

A large entrance hall welcomes you into the property, where a stunning engineered Italian slate floor flows through to the open plan living space beyond. The lounge/kitchen/dining room is a beautiful, bright space featuring high ceilings with tri-fold doors leading to the deck outside, from where you can enjoy watching the local wildlife in the river including swans, beavers, and otters. There is space for a large dining table making this an ideal family space. Velux windows flood the space with light and provide extra ventilation. The lounge area has built-in shelving, large and feature windows, with a multi fuel stove providing a focal point to the space. The kitchen features shaker style cabinets in a pale green colour along with rustic oak countertops. There are 3 appliance spaces available and a large Belfast sink with hose-style tap.

A large utility room off the kitchen features a further 3 appliance spaces, plenty of extra pantry space, pulley clothes drier and an additional sink with hose-style tap. From here there is further access to the garden via a barn-style door. Off the utility room is the office which enjoys lovely views up to the Ochil hills.

The family bathroom features Italian engineered slate floor, wooden panelling and a lovely free-standing bath. The separate shower has both a rainfall shower and handheld shower head, while the heated towel rail/radiator combination provides warmth.

The impressive master bedroom is generous in size and features lovely details on the high ceiling, making the space feel grand. An en-suite shower room features WC, sink with vanity and walk in rainfall shower.

Two further double bedrooms with tall windows complete the sleeping accommodation.

On the south facing side of the property, a large conservatory has been added which includes French doors leading out to a paved patio on which to enjoy the sunshine and the lovely garden.

The property features double glazing throughout, and heat is provided by a combination of gas and electric. There is an electric heater in the hallway and gas central heating throughout the rest of the cottage. Under floor heating is present in the lounge and kitchen area.



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Externally, the south side of the garden is diverse and provides beds with certifiably organic soil in which to grow produce, as well as fruit trees including different varieties of apples, plum and cherry trees and an abundance of raspberries. There are two lawn areas making this an ideal place for families who want space for children to play, while a large, paved area provides a great space to sit out and entertain. The north side of the garden looks out to the river Devon and up towards the Ochil Hills, a peaceful oasis in which to enjoy the natural surroundings. Two coal sheds provide useful storage for all your gardening needs, with a large, covered area, wood store, and separate garden shed also being offered. The private driveway affords parking for at least two cars.

This beautiful property is a real hidden gem, providing stunning views and a tranquil, private retreat with easy access to all amenities. Early viewing advised.

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.

What3words navigation: <https://w3w.co/trickled.struts.brain>

Council Tax Band F
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas Mains & Electric

Devonside is situated just past Tillicoultry which is a popular town 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. Primary schooling is available within the town and secondary schooling is nearby at Alva Academy. The renowned Dollar Academy is just 5 minutes' drive in the next village. The town has a host of amenities including a general store, post office, beauty salon and hairdressers, cafes, opticians, a variety of takeaway restaurants and local pub. In addition, Sterling Mills Shopping Village is centrally located.

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.



