

14 MILL GARDENS, DOLLAR FK14 7LQ

HARPER & STONE
ESTATE & LETTING AGENTS





14 MILL GARDENS

DOLLAR, FK14 7LQ

PROPERTY FEATURES

- 2 Bedroom detached bungalow Circa 1994
- Occupying a secluded position in a quiet residential pocket in Powmill
- Approximately 80 square meters of flexible living space
- Generous front facing lounge with picture window
- Exceptionally generous plot offering ample parking
- Beautifully landscaped private garden grounds
- Conservatory
- Single detached garage
- Prompt viewing essential

Harper & Stone are delighted to bring to the market this attractive two bedroom detached bungalow situated in the quiet cul-de-sac of Mill Gardens in the village of Powmill. Built circa 1994, the property offers flexible accommodation extending to around 80 square metres. Well presented throughout and surrounded by beautifully maintained gardens, this home will appeal to a wide range of buyers seeking comfortable and practical single level living.

The Accommodation is Presented as Below:

Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms, Shower Room and a Conservatory.

The accommodation is accessed via a welcoming hallway which leads to all rooms. The generous lounge is positioned to the front of the property, featuring a large picture window that allows natural light to fill the room and provides a pleasant outlook to the front garden. The kitchen is fitted with a good selection of wall and base units in a Shaker style with complementary work surfaces, together with space for four free standing appliances. The dining room sits centrally within the property and provides an excellent space for entertaining, with French doors opening into the conservatory. The conservatory offers a warm and inviting space to relax and enjoy views over the private rear garden, which is beautifully landscaped with mature hedging, shrubs and trees.

Both bedrooms are positioned to the rear of the property and benefit from double mirrored wardrobes providing ample storage. Completing the accommodation is the shower room comprising a corner shower, vanity sink with cupboard storage and a WC.

Externally, there are well maintained private gardens to the front, side and rear. A detached single garage with up and over door, as well as a side pedestrian entrance, provides secure parking and storage. There is ample off street parking on the driveway to the front and side of the property.

14 Mill Gardens presents an excellent opportunity to acquire a well maintained home in a sought after residential area. The property offers comfortable living with flexible accommodation, attractive gardens and a peaceful setting within easy reach of local amenities and transport links.

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.



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Viewings are strictly by appointment only via Harper & Stone.

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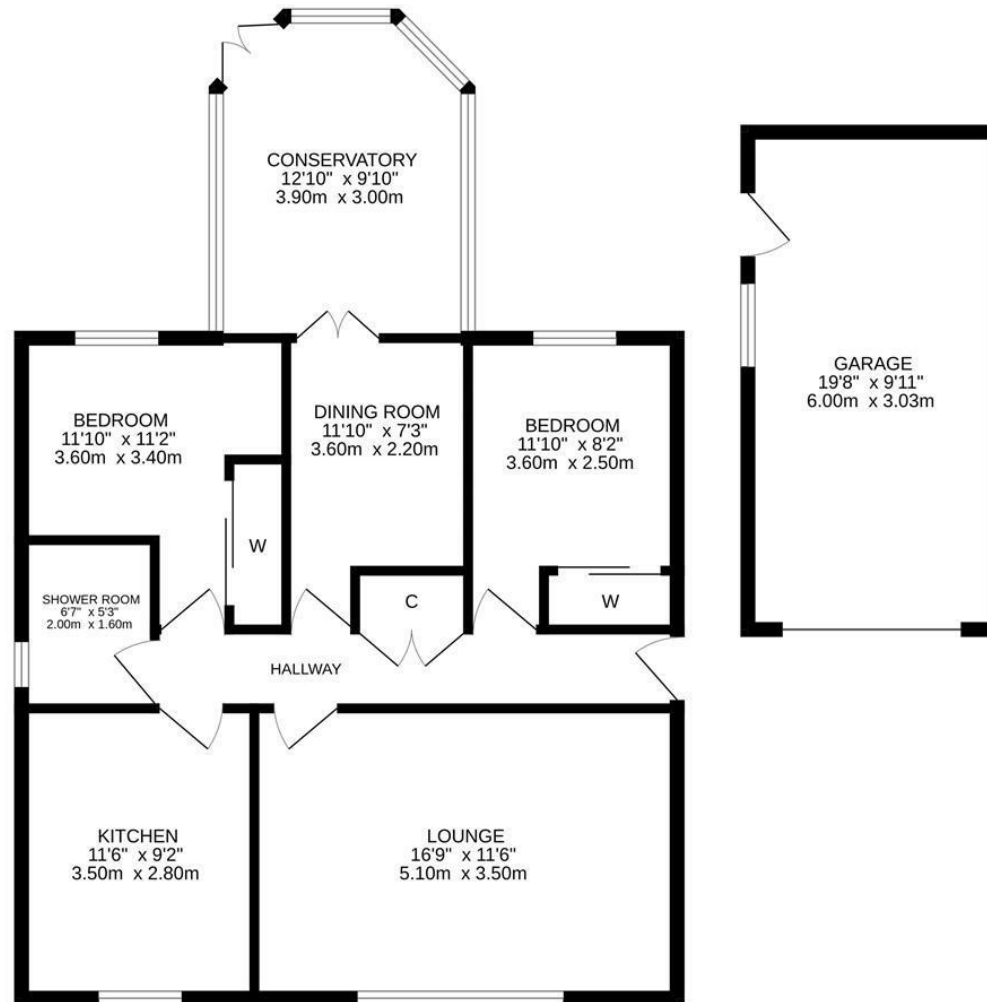
Council Tax Band E
EER Band D

Water: Mains
Sewage: Mains
Heating: Oil

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.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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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