

EAST ROSEHEAD DOLLAR FK14 7NG

HARPER & STONE
ESTATE & LETTING AGENTS





EAST ROSEHEAD

DOLLAR, FK14 7NG

PROPERTY FEATURES

- 3 Bedroom Bungalow
- Multiple reception rooms
- Practical utility room
- Bright lounge with woodburning fire
- Principal bedroom with en-suite
- Private driveway and double garage
- Spectacular views of the Ochil Hills
- Unfurnished
- Available Immediately

Harper & Stone are delighted to bring to the rental market East Rosehead. This large, detached bungalow is a 5 minute drive outside of Dollar and its position offers spectacular views across to the Ochil Hills and Castle Campbell. This charming property offers a relaxed and welcoming living environment, with bright, generously proportioned rooms and beautiful views across the surrounding countryside

The spacious kitchen is filled with natural light and enjoys views over the garden. It offers ample storage and plenty of room for everyday family life. A practical utility room sits just off the kitchen and provides direct access to the driveway, with a washing machine and tumble dryer. Adjacent to the kitchen, the inviting dining room provides plenty of space for a large dining table, making it an ideal setting for family meals and entertaining.

The lounge enjoys stunning views across the front garden and towards the Ochil Hills. A feature wood burning stove creates a warm and cosy focal point, perfect for relaxing and enjoying the views. The well proportioned office/snug provides a versatile additional living space and leads through to the large conservatory. With its abundance of natural light and direct access to the garden, the conservatory is a wonderful space to enjoy throughout the year.







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The principal bedroom is a peaceful retreat, with beautiful views towards the Ochil Hills and the added benefit of a private en-suite shower room, complete with shower, WC and wash hand basin. Bedrooms two and three are both comfortable double bedrooms and benefit from built-in wardrobes. The family bathroom is fitted with a bath with overhead shower, WC and wash hand basin.

Outside, the charming garden offers a combination of patio and generous lawn, providing plenty of space for outdoor dining, relaxing and enjoying the surrounding scenery. To the front, the property benefits from a large lawned garden, while a private driveway provides ample parking for multiple vehicles. A double garage offers excellent additional storage and parking.

Overall, this is a comfortable and versatile family home,

combining generous living spaces with beautiful countryside views and a peaceful setting.

Council Tax Band: F
EER Band: D
Water: Mains
Sewage: Septic Tank
Heating: Oil

Pets considered
No HMO

LARN 1811005
LANDLORD REGISTRATION NUMBER: 1787220/150/13082

Please contact Harper & Stone for more details on 01259 238 938 or email us at rentals@harperstone.co.uk.

Sheardale is situated 5 minutes' drive outside of Dollar. 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.





