

WESTERTOUN FARM COTTAGE WESTERTOUN FARM STEADINGS, DOLLAR FK14 7PQ

HARPER & STONE
ESTATE & LETTING AGENTS





WESTERTOUN FARM COTTAGE

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DOLLAR, CLACKMANNANSHIRE FK14 7PQ

PROPERTY FEATURES

- Charming two bedroom semi detached cottage
- Country style kitchen
- Generous sized lounge with open fireplace
- Modern bathroom
- Private rear garden
- Tranquil location and stunning views
- Unfurnished
- Option to rent field in addition to cottage

Harper & Stone are delighted to present Westertoun Farm Cottage to the rental market. Set within a picturesque countryside location on the outskirts of Dollar, this charming two bedroom semi-detached cottage offers the perfect balance of rural tranquillity and comfortable modern living. Surrounded by open countryside and enjoying breath taking views, the property is ideally suited to those seeking a peaceful lifestyle while remaining within easy reach of local amenities.

Entry is via a bright and welcoming hallway which provides access to all accommodation. The spacious front facing lounge is filled with natural light and enjoys delightful views across the front garden and neighbouring fields. A traditional open fireplace creates an attractive focal point, adding warmth and character to this inviting living space.

The country style dining kitchen has been refitted in recent years and offers a modern range of wall and base units complemented by generous worktop space. Integrated appliances include a four-burner electric hob and oven, with additional space available for freestanding appliances. There is ample room for a dining table, making this an ideal space for everyday family living and entertaining. A useful walk in pantry provides excellent storage, while the rear door offers direct access to the garden.

Both bedrooms are well proportioned doubles, each enjoying pleasant outlooks over the surrounding grounds. The principal bedroom overlooks the front garden and rolling countryside beyond, while the second bedroom benefits from views across the generous rear garden.







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Completing the accommodation is a modern family bathroom fitted with a contemporary white three piece suite comprising a bath with overhead shower, WC and wash hand basin.

Externally, the property enjoys generous outdoor space to complement its idyllic setting. A large private driveway provides parking for multiple vehicles, while the front garden creates an attractive approach to the cottage. To the rear, the substantial enclosed garden features established fruit trees and enjoys uninterrupted views across the surrounding countryside, providing a wonderful space to relax and enjoy the peaceful setting. A useful garden shed offers additional external storage, and there is the added opportunity to rent the adjoining field, making this an excellent option for those with small livestock, or simply a desire for additional outdoor space.

Occupying a truly tranquil rural position, Westertoun Farm Cottage is surrounded by beautiful countryside and an abundance of local wildlife. With scenic walks on the doorstep

and spectacular views in every direction, this delightful cottage presents a rare opportunity to enjoy country living in a highly desirable location.

Please be advised that access to this property is gained via a single-track country lane. What3words: [///acrobatic.axed.crouching](#)

Council Tax Band: D
EER Band: G
Water: Mains
Sewage: Private Septic Tank – shared with neighbour
Heating: Wood Pellet boiler

Non smokers only / Pets considered / No HMO

Landlord Registration: 133745/150/18300
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, 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.





