

ANGUS COTTAGE HARVIESTOUN, DOLLAR FK14 7PX

HARPER & STONE
ESTATE & LETTING AGENTS





ANGUS COTTAGE HARVIESTOUN

DOLLAR, FK14 7PX

PROPERTY FEATURES

- Idyllic 2/3 bedroom cottage
- Spacious country style kitchen
- Lounge with South facing views
- Versatile second reception room or bedroom 3
- Private parking
- Large enclosed garden
- Stunning unobstructed views
- Unfurnished
- Available immediately

Harper & Stone are delighted to bring to the rental market Angus Cottage, a charming 2/3 bedroom detached cottage situated just outside the picturesque village of Dollar. Nestled peacefully at the foot of the Ochils, this delightful home enjoys a wonderful rural setting, surrounded by open countryside and stunning views, while remaining within easy reach of local amenities.

Entry to the property is through a side door into a useful vestibule, providing the perfect space for coats and outdoor footwear. From here, you enter the spacious, well equipped country style kitchen, which offers a lovely blend of character and practicality. There are ample wall and base units, along with a large fridge freezer, dishwasher and washing machine. There is also space for a small dining table, creating a cosy spot for everyday meals.

From the kitchen, you move through into the bright and welcoming lounge, where the beautiful south facing views take centre stage. The natural light and peaceful outlook make this a lovely space in which to relax and unwind. Continuing along the hallway, you'll find the generous second reception room, which offers excellent versatility and could also be used as bedroom three. With windows to both sides, this bright and sunny room enjoys plenty of natural light throughout the day. A working fireplace adds a wonderful touch of warmth and character, creating a particularly cosy atmosphere.

Completing the ground floor is the family bathroom, featuring a three piece suite comprising a







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bath with overhead shower, pedestal wash hand basin and WC.

Upstairs, the principal bedroom and bedroom two are both generously proportioned king size rooms, each enjoying beautiful views across the surrounding countryside. A convenient cloakroom on this floor, comprising a wash hand basin and WC, completes the accommodation.

Outside, the property benefits from a large, fully enclosed garden, predominantly laid to lawn and offering uninterrupted views across the surrounding countryside. The garden provides plenty of space to enjoy the peaceful setting and includes a useful shed and wood store. There is also private off road parking, with space to comfortably accommodate two cars.

With its peaceful countryside setting, charming character, versatile accommodation and stunning views, Angus Cottage offers a wonderful opportunity to enjoy rural living while remaining close to the amenities of Dollar.

Please be advised that access to this property is gained via a single-track country lane. Please also note that the landlord has redecorated some rooms since the photographs were taken.

What3words: [///salon.master.songbook](#)

Viewings are strictly by appointment only via Harper & Stone.

Heating: Biomass boiler

Water: Private supply

Sewage: Septic tank

Council Tax Band D

EER Band D

LARN1811005

Landlord Registration: 133745/150/18300

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 15-20 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.





