

MOUNT DEVON HOUSE HARVIESTOUN ROAD, DOLLAR FK14 7PT

HARPER & STONE
ESTATE & LETTING AGENTS





MOUNT DEVON HOUSE HARVIESTOUN ROAD, DOLLAR, FK14 7PT

PROPERTY FEATURES

- Stunning 4 bedroom detached Georgian B listed period home Circa 1827
- Highly desirable residential location set on the edge of the town of Dollar
- 3 Generous reception rooms
- 3 Bathrooms
- Retaining numerous original features
- Secluded garden
- Private driveway
- Close proximity to Dollar Academy and Strathdevon Primary School (footpath to rear of house leading to Dollar Academy)

Harper & Stone are privileged to present to the rental market Mount Devon House, a captivating Georgian home in an idyllic setting. High ceilings typical of the Georgian era create a sense of grandeur and spaciousness within the property which offers ample space for relaxation and entertaining.

Entry to the property through the splendid, pillared portico leads to the entrance vestibule which in turn opens to the stunning hallway. Immediately to the right of the front door is the front facing Sitting Room, a calm retreat to relax and overlook the front garden and beyond. Towards the end of the hallway is the Dining Room, this elegant room offers a more formal dining area. Both of these reception rooms offer access to the Dining Kitchen, a lovely light room with a more informal dining option. The kitchen space presents a good selection of wall and base units, integrated appliances include an induction hob, electric double oven and dishwasher. From the kitchen there is a generous Utility Room with further storage, sink and spaces for freestanding appliances. A short hallway off the kitchen steers you to the Workshop and Additional Stores.

Returning to the main Hallway to the left is the beautiful Drawing Room, with its recessed window and a gas fired stove set within a traditional fireplace creates a comfortable sitting room for family and friends. Two press cupboards are positioned at the rear of the room either side of a recessed feature which is part of a curved wall a nod to Georgian architecture. From the drawing room a small antechamber opens to the Principal Bedroom featuring front







MOUNT DEVON HOUSE HARVIESTOWN ROAD

facing recessed window, fitted wardrobe with side shelving and a side door to the garden. The ensuite bathroom presents bath, wet room style shower, heated towel rail, vanity unit, floating sink and WC.

Upstairs Bedroom 2 is front facing with stunning views of the surrounding countryside and traditional press cupboard. Bedroom 3 is front facing with built in wardrobes. Bedroom 4 is side facing, and is a good sized double room with fitted wardrobe and is currently utilised as an office, ideal for remote working. The Family Bathroom has a bath, walk in shower, vanity sink, heated towel rail, fitted storage shelving and WC.

Externally there are spacious garden grounds to the front side and rear which are bounded by traditional stone walls. The tiered front garden is predominately laid to lawn with a paved patio halfway down, ideal for outdoor entertaining.

Viewings are strictly by appointment via Harper & Stone.

Council Tax Band H
EER Band D
Water: Mains
Sewage: Mains
Heating: Gas

What3Words; Navigation: [///edit.crouch.relocated](https://www.what3words.com/edit/crouch.relocated)

No HMO / Pets considered / Non smokers only
Landlord Registration: 1797846/150/20022
1796604/150/30012
LARN 1811005

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

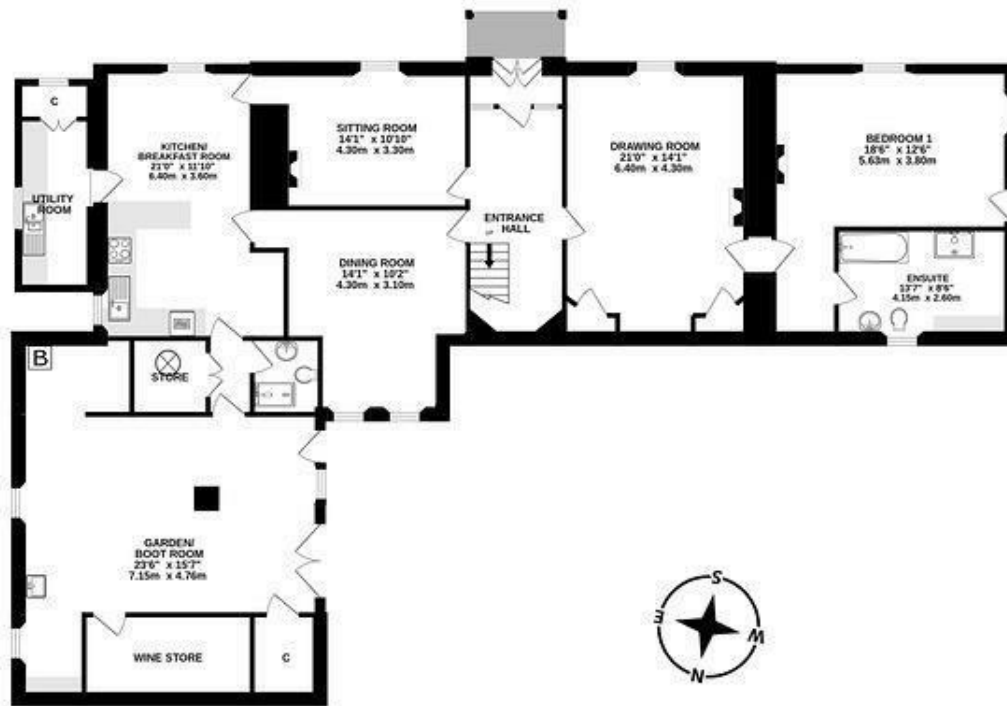
at both Strathdevon Primary School and Dollar Academy. The village has a host of amenities including a general store, post office, delicatessen, butchers, beauty salon and hairdressers, cafes, opticians, a restaurant & bar and local pub all within 3 minutes walk from the house. There is also a dental 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.





GROUND FLOOR
2223 sq.ft. (206.6 sq.m.) approx.



TOTAL FLOOR AREA : 3644 sq.ft. (338.5 sq.m.) approx.

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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1ST FLOOR
1420 sq.ft. (131.9 sq.m.) approx.

