

HAUGH FARM COTTAGE DOLLAR FK14 7PY

HARPER & STONE
ESTATE & LETTING AGENTS





HAUGH FARM COTTAGE

DOLLAR, FK14 7PY

PROPERTY FEATURES

- 2 Bedroom detached semi-rural cottage
- Rural setting with spectacular views
- Large Kitchen and dining area
- Cosy lounge with log burner
- Separate utility room
- Private garden
- Unfurnished
- Available Immediately

Harper & Stone are delighted to bring to the rental market Haugh Farm Cottage, a quaint 2-bedroom detached cottage on the outskirts of Dollar. This property is located in a semi-rural area surrounded by local countryside.

Entrance to the property leads you directly into the newly fitted kitchen and dining area. The kitchen and dining area comprises of a 4-seater breakfast bar, free standing fridge and boasts views of the local scenery. The cosy lounge looks out into the back garden and across the neighbouring fields, this boasts a log burner. The utility room has a washing machine and tumble dryer and offers access to the back garden via French doors.

Bedroom 1 has fitted wardrobes and looks out towards the local fields. Bedroom 2 comfortably fits a double bed and has an original fireplace plus views across to the Ochil Hills. The bathroom is a modern design with a bath and overhead shower, sink and WC.

Externally there is a large rear garden and private parking for multiple cars. The back







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garden offers spectacular views of the local countryside. This property is situated beside a public walkway so is ideal for wildlife and countryside walks.

Please be advised that access to this property is gained via a single-track country lane.

Private Septic Tank
Private Water Supply
Wood Pellet Boiler

The property is available immediately.

what3words: upholding.pitch.salary

No HMO / Pets considered / Non smokers only
Council Tax Band D
EER Band E
Landlord Registration: 934000/150/01101
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.



