

LINDSAY COTTAGE, GAIRNEY BURN LANE, DOLLAR FK14 7PW

HARPER & STONE
ESTATE & LETTING AGENTS





LINDSAY COTTAGE, GAIRNEY BURN LANE

DOLLAR, FK14 7PW

PROPERTY FEATURES

- Attractive 3 bedroom detached cottage Circa 1800
- Approximately 101 square meters of living space
- Idyllic quiet rural location
- Open plan kitchen/dining/family room
- Feature fireplace and multi fuel stove
- Separate sitting room
- Principal bedroom with en-suite shower room
- 3 Well-proportioned bedrooms
- Private off street parking
- Early viewing recommended

Harper and Stone are delighted to bring to the open market Lindsay Cottage, a 3 bedroom detached cottage in the quiet village of Powmill near Dollar. This property offers flexible living with a large open plan kitchen/family room, separate sitting room and 3 bedrooms split over 3 floors. Lindsay Cottage is situated in an idyllic village setting within easy travel distance of Dollar, Kinross and the M90 making it an ideal commuter location.

The accommodation is presented as below:

Lower ground level: Open plan kitchen/living area and utility space.

Ground floor: Entrance vestibule, living room and principal bedroom with ensuite shower room.

First floor: Landing, two bedrooms and bathroom.

Upon entering the property, you are greeted by a welcoming hallway that leads to a generous sitting room. This expansive space provides versatile living options and gives access to the principal bedroom, which is thoughtfully positioned on this level. The principal bedroom is complemented by a well proportioned ensuite shower room offering a shower, pedestal sink and WC.

An impressive spiral staircase to the rear of the property connects the upper and lower floors. From the sitting room heading downstairs the property opens into an expansive, open-plan kitchen/dining/family room. The kitchen is tastefully designed with red gloss and cream cabinets and porcelain floor tiles with a wood effect finish. The well-proportioned kitchen offers ample upper and lower storage, a large range style cooker plus space for an American fridge freezer, both of which are included in the sale. The sitting room itself is enhanced by a stone fireplace and a multi fuel burner, creating a warm and inviting atmosphere. A small utility area adjacent to the back door provides practical extra storage and space for a washing machine.

Heading back up the staircase, the second floor comprises two additional charming bedrooms, each offering views to both the front and rear of the property. The modern bathroom on this floor is a spacious and light filled room, complete with a bath, pedestal sink and WC. A useful storage cupboard on the landing completes the space.



LINDSAY COTTAGE, GAIRNEY BURN LANE

Externally, the back door opens to a practical covered area where a stone patio beautifully frames an old iron lamp post offering a glimpse into the history of the area. Decking leads down towards large, tiered beds which offer plenty of space for planting or even a kitchen garden. An area laid to lawn provides a tranquil space to enjoy the surroundings and gives access to a brick shed offering ample storage. To the front of the property, the garden is bordered by a small stone wall, adding to the property's curb appeal. The driveway allows ample parking for 3 cars.

The current owners have recently completed upgrades to include solar panels, a ground source heat pump and added insulation, vastly improving the property's energy efficiency.

Lindsay Cottage presents a rare opportunity to acquire a versatile and distinctive family home, set in a peaceful and idyllic location. With two reception areas, a private garden and parking, this property is sure to attract a wide range of potential buyers. Early viewing is strongly recommended.

The sale will include all fitted floor coverings, light fittings, window coverings, and integrated appliances where applicable. Any other items are to be by separate negotiation with the seller.

Viewings are strictly by appointment only via Harper & Stone.

What3words Navigation: [:///egging.shears.tweed](#)

Council Tax Band D

EER Band B

Water: Mains

Sewage: Mains

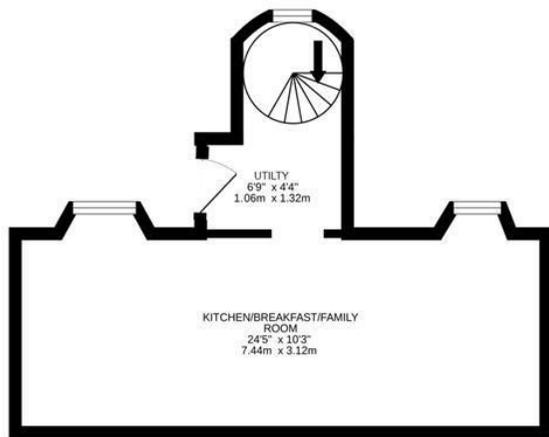
Heating: Ground Source Heat Pump

Powmill is a peaceful hamlet, lying approximately 5 miles south-west of Kinross and 5 miles east of Dollar, with the famous Rumbling Bridge a mile to the North. Local amenities include the Powmill Village Store and the ever-popular Powmill Milk Bar. There are local transport links to Dollar, Stirling and beyond, with the nearby A977 connecting to the Clackmannanshire bridge to the south and Kinross to the north.

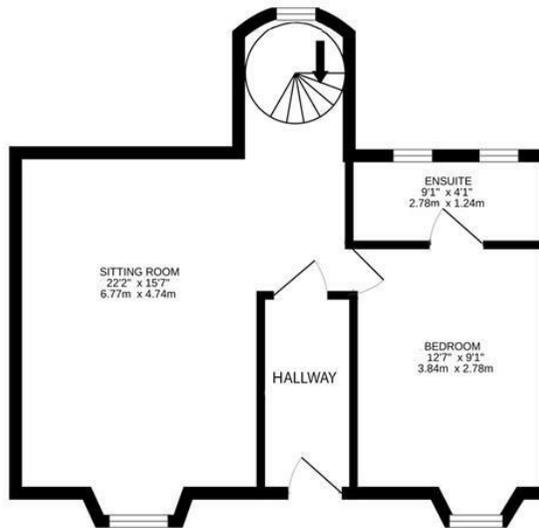
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

