

5 STRATHDEVON PLACE, DOLLAR FK14 7EU

HARPER & STONE  
ESTATE & LETTING AGENTS





# 5 STRATHDEVON PLACE

DOLLAR, FK14 7EU

## PROPERTY FEATURES

- 4 bedroom detached home in a peaceful cul de sac setting
- Modern kitchen with separate dining area
- Lounge with focal fireplace and balcony access
- 2 bathrooms including master bedroom en-suite
- Large private wrap around garden
- Private driveway and garage
- Close to local amenities and schools
- Unfurnished

Harper & Stone are delighted to present 5 Strathdevon Place to the rental market. Nestled within a peaceful cul-de-sac in the sought after town of Dollar, this charming four bedroom detached home offers generous and versatile accommodation, making it an ideal choice for families seeking a balance of tranquillity, convenience and countryside living.

Upon entering the property, you are welcomed by a bright and spacious hallway that immediately creates a warm and inviting first impression. The ground floor hosts three well proportioned double bedrooms, all offering comfortable accommodation and flexibility for family living, guest rooms or home office space. A contemporary shower room, complete with shower enclosure, vanity sink and WC is conveniently positioned alongside the bedrooms.

Continuing through the property, the generous dining area forms the heart of the home and provides direct access to both the garden and conservatory. The conservatory enjoys pleasant views of the cul de sac and offers a versatile additional reception space.

The modern kitchen is equipped with an integrated induction hob, electric oven along with a standalone fridge freezer and dishwasher providing a practical and stylish environment for everyday living. Adjacent to the kitchen, the utility room offers additional storage and includes a washing machine. From here, access is available to the integral garage, which is currently utilised as a fitness space but could easily accommodate a variety of uses.







## 5 STRATHDEVON PLACE

Ascending to the upper floor, you are greeted by a lounge featuring a cosy open fireplace, a useful storage cupboard and French doors opening onto a balcony, creating a wonderful space to relax and enjoy the surrounding outlook. The spacious principal bedroom is also located on this level and benefits from an en-suite bathroom comprising a bath with overhead shower, wash hand basin and WC.

Externally, the property continues to impress. A private driveway provides off street parking for two vehicles, while the expansive wrap around garden offers a fantastic outdoor space for families and entertaining alike. Featuring lawn and patio areas, a useful garden shed and access to a picturesque local stream, the garden provides a peaceful setting to enjoy throughout the seasons.

Situated within easy reach of Dollar's highly regarded schools, local shops, amenities and beautiful countryside walks, this attractive family home presents a rare opportunity to enjoy

spacious living in a desirable and peaceful location.

Council Tax Band G

EER Band D

LARN 1811005

LANDLORD REGISTRATION NUMBER: CLA- 1810798-26 CLA- 1810785-26

Pets considered

No HMO's

Non-smokers only

Please contact Harper & Stone for more details on 01259 238 938 or email us at [rentals@harperstone.co.uk](mailto:rentals@harperstone.co.uk)

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.





