HOME FARM COTTAGE EAST HARVIESTOUN, DOLLAR FK14 7PX

HARPER&STONE
ESTATE & LETTING AGENTS





HOME FARM COTTAGE EAST HARVIESTOUN

DOLLAR, FK14 7PX

PROPERTY FEATURES

- 3 bedroom detached cottage
- Modern fitted kitchen
- Separate dining room
- Large lounge with open fireplace
- Two bathrooms
- Private parking
- Private garden
- Unfurnished



Harper & Stone are delighted to bring Home Farm East to the rental market. Nestled in a picturesque countryside setting on the outskirts of Dollar, this charming three bedroom detached cottage offers an idyllic blend of rural tranquillity, character and comfortable modern living. With generous living accommodation, private parking and a south-east facing garden, this delightful home is perfectly suited to those looking to enjoy the very best of countryside living.

The property is entered from the rear into a useful boot room, providing the perfect space for coats and boots. This leads directly into the modern kitchen, which benefits from underfloor heating and is equipped with an integrated electric oven and hob. There is a freestanding washing machine, fridge and freezer which can be left for tenants if required.

Continuing through the property, there is a generous family bathroom comprising a bath with overhead shower, WC and wash hand basin. The hallway provides access to a large storage cupboard and bedroom three, a well proportioned double bedroom.

The heart of the home is the spacious lounge, offering plenty of room for comfortable seating and a dining table. A charming open fire creates a warm and inviting focal point, making this an ideal space to relax and enjoy the peaceful surroundings. A further spacious hallway provides a separate dining room, offering flexibility for entertaining. A further open fire provides warmth to this space.













HOME FARM COTTAGE EAST HARVIESTOUN

Upstairs, the bright and airy landing leads to the remaining bedrooms and second bathroom. The principal bedroom is a generous room with ample space to comfortably accommodate a king size bed, while bedroom two is another bright and well sized double bedroom.

Bedroom Two also provides access to a versatile additional room, currently suited to use as an office, dressing room or storage space. This room benefits from a large built-in storage cupboard, providing excellent additional storage.

The upstairs bathroom is again generously proportioned and features a bath with overhead shower, WC and wash hand basin.

Externally, Home Farm East has private parking with space for two vehicles, together with a generous enclosed lawned garden.

A charming countryside home with beautiful views, generous accommodation and plenty of character, Home Farm East offers a rare opportunity to enjoy peaceful rural living in a truly picturesque setting.

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

What3words: ///knitted.shameless.sneezing

Water: Private Water
Sewage: Septic tank
Heating: Boiler- metered hot water, Biomass district heating

Council Tax Band C
EER Band E

LARN 1811005
LANDLORD REGISTRATION NUMBER 133745/150/18300

Non smokers only / Pets considered / No HMO

Please contact Harper & Stone for more details on 01259 238 938 or email us at 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.













