

KELLYBANK COTTAGE DOLLAR FK14 7PQ

HARPER & STONE
ESTATE & LETTING AGENTS





KELLYBANK COTTAGE

DOLLAR, FK14 7PQ

PROPERTY FEATURES

- 3 bedroom detached cottage
- Country style kitchen/diner
- 2 Reception rooms
- Original features throughout
- Private south facing garden
- Private parking for multiple vehicles
- Peaceful countryside setting
- Unfurnished

Harper and Stone are delighted to bring Kellybank Cottage to the rental market. Set in a tranquil countryside setting just outside Dollar, this charming, detached cottage offers a lovely blend of traditional character, generous living space and peaceful rural surroundings. The property is ideally suited to family living and those looking to enjoy a quieter pace of life while remaining within easy reach of local amenities.

Stepping through the entrance, you are welcomed directly into the kitchen and dining area. The country style kitchen is full of character, featuring a beautiful period fireplace, an electric oven and hob, and space for two additional appliances.

A staircase from the kitchen leads to bedroom three, a versatile room which would comfortably accommodate two single beds. The room also benefits from a Velux window, allowing plenty of natural light.

From the kitchen, you continue through to the first reception room. Warm and welcoming, this carpeted room enjoys views over the garden and features a charming log burner and original shutters, creating a cosy space for relaxing and entertaining.

The family bathroom comprises of a WC, vanity sink and bath with and overhead shower.

The second reception room provides another generous living space and benefits from excellent storage, including a large built-in closet, as well as a further log burner. From here, stairs lead to bedroom two, a well proportioned double bedroom with a Velux window. Bedroom two also provides







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access to an additional versatile room, which could be used as a playroom or useful storage space, depending on your needs.

Completing the accommodation is the principal bedroom, a spacious king size room with large windows overlooking the garden. Like many of the rooms within the cottage, it retains its original window shutters, adding to the property's character and charm.

Externally the large private south facing garden is predominantly laid to lawn, providing plenty of space to enjoy the surrounding countryside and make the most of the outdoor setting. A private courtyard provides parking for multiple vehicles, while a country lane from the property offers direct access to the surrounding countryside.

Kellybank Cottage is a wonderfully characterful family home, offering generous accommodation, original features and a beautiful countryside setting just outside Dollar.

Please be advised that access to this property is gained via a

single-track country lane. What3Words:///notion.wharfs.deeds

Water: Mains
Sewage: Private Septic Tank
Heating: Wood Pellet boiler

Council Tax Band D

EER Band F

LARN 1811005
LANDLORD REGISTRATION NUMBER 133745/150/18300

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

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.





