

10 MYLNE AVENUE, DOLLAR FK14 7HS

HARPER & STONE
ESTATE & LETTING AGENTS





10 MYLNE AVENUE

DOLLAR, CLACKMANNANSHIRE FK14 7HS

PROPERTY FEATURES

- 4 Bedroom semi-detached property
- Modern high-end touches throughout
- Large open plan kitchen, dining and living space
- Separate lounge with log burner
- Principal bedroom with en-suite
- Underfloor heating throughout
- Mature landscaped garden with vegetable and fruit plot
- Private driveway with parking for multiple cars
- Stunning views towards the Ochil Hills
- Unfurnished

Harper and Stone are delighted to bring to the rental market 10 Mylne Avenue, a wonderful four bedroom family home set in a highly desirable location, within easy walking distance of local amenities and schools. Recently upgraded and thoughtfully modernised throughout, this charming property combines contemporary finishes with plenty of warmth and character, creating a lovely family home.

On entering the property, a welcoming porch provides a useful space for coats and shoes before leading into the main hallway. To the right is a convenient downstairs WC, complete with vanity unit, shelving and WC.

The heart of the home is the impressive open plan kitchen, dining and living space. There is ample room for a large dining table, creating a natural space for family meals and entertaining, while the modern kitchen has been finished in elegant matt white cabinetry with beautiful marble worktops. The kitchen is exceptionally well equipped, featuring a Quooker tap which offers immediate boiling water, a built-in fridge freezer, dishwasher, microwave convection oven, washing machine, tumble dryer and a range-style six hob oven. A door leads directly out to the garden, while the kitchen itself enjoys lovely views across the rear garden.

Flowing naturally from the dining area is a spacious conservatory, offering a wonderful additional reception space. With its abundance of natural light and spectacular outlook across the garden towards the Ochil Hills, this is an ideal spot for relaxing, reading or enjoying the changing seasons. The conservatory also provides direct access to the garden.

The separate lounge is warm and inviting, with carpeting, built-in storage and shelving, and a charming log burner providing a cosy focal point during the colder months. In the hallways there is also useful under stair storage, housing the property's electrical controls.

Upstairs, the bright staircase features a large window overlooking Dollar Academy and the driveway, filling the space







10 MYLNE AVENUE

with natural light.

The main family bathroom is finished with a vanity sink, bath with overhead shower and useful shelving. Two additional airing cupboards provide excellent storage. Bedrooms three and four are both comfortable double rooms, each with built-in double wardrobes and lovely views towards the Ochil Hills. Bedroom two is a generous king size room with fitted double wardrobes.

The second floor offers another bright and characterful staircase, featuring attractive wood detailing and an original exposed brick wall.

This leads to the impressive principal bedroom, a spacious king size room with a fitted double wardrobe and a spectacular large window overlooking the garden and towards the surrounding hills. Two charming window seats provide the perfect place to sit and enjoy the view, with cleverly concealed storage beneath. The principal bedroom is complemented by a en-suite shower room with shower, vanity sink, WC and built-in storage.

Externally, the property continues to impress. To the front is a private driveway providing parking for multiple vehicles, alongside a lawned garden. The generous rear garden is a real highlight of the property, offering a wonderful combination of lawn, paved seating areas and mature planting. The garden is thoughtfully divided into two sections and includes a large

garage, shed and dedicated bin store.

For those with green fingers, there is plenty to enjoy, including mature apple tress and summer fruits, a greenhouse, sheltered vegetable plot and fruit cage, creating an excellent opportunity to grow your own produce. A gardener is included in the monthly rent.

With its generous accommodation, stylish modern interiors, beautiful garden and spectacular outlook towards the Ochil Hills, 10 Mylne Avenue offers a rare combination of comfort, character and contemporary family living in the heart of Dollar. The property is ideally located a 5 minute walk to Dollar Academy and the centre of the village.

Council Tax Band F

EER Band D

LARN 1811005

LANDLORD REGISTRATION NUMBER 1812453/150/28092

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.





