



PRIMROSE PROPERTIES

The Boo Lodge
Glendevon Country Park
Glendevon, FK14 7JY



FIXED PRICE £95,000

Well maintained holiday lodge situated within the Glendevon holiday home park.

The lodge comprises: entrance hallway, utility room, large open plan lounge/ dining and kitchen area. Two double bedrooms (master en-suite) and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the lodge is a large driveway with garden shed providing additional outdoor storage space

Glendevon Country Park is situated in a quiet locale within the village of Glendevon with excellent views of the hills and glens. It is close to the village of Muckhart where you can find local amenities such as a post office, convenience store and The Muckhart Inn. It is also within easy reach of the town of Auchterarder.

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Entrance Hallway

Entrance hallway with wood effect laminate flooring and one double radiator. Open plan to lounge/dining and kitchen. Access to utility room and inner hallway.

Lounge Area

lounge area with carpeted flooring, feature light fittings and wall mounted modern electric living flame fire. Three double glazed windows to the side and front of the lodge. Open plan to dining area and kitchen.

Dining Area

Dining area with carpeted flooring, feature light fitment and one large double radiator. Double glazed French doors give access out to the front decking. Open plan to lounge and kitchen.

Inner hallway

Inner hallway with carpeted flooring and circular dome light fitment. Built-in storage cupboard housing the gas combination boiler. Access to the two bedrooms and family bathroom.

Kitchen

Modern kitchen fully fitted with cream coloured wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated stainless steel gas hob with extractor hood above. Built-in double electric oven and microwave oven. Integrated fridge/freezer and dishwasher. Breakfast island with stools. Wood effect laminate flooring and circular dome light fitment. Double glazed window overlooking the side of the lodge. Open plan to lounge and dining area.

Utility Room 6' 5" x 3' 9" (1.95m x 1.14m)

Utility Room fitted with cream coloured base units. Contrasting worktop incorporating a stainless steel sink with drainer and mixer tap. Integrated washing machine. Wood effect laminate flooring, circular dome light fitment and one single radiator. opaque double glazed window to the side of the property.

Bedroom 1 12' 8" x 9' 5" (3.86m x 2.87m)

Master bedroom with carpeted flooring, circular dome light fitment and one double radiator. Large walk in wardrobe. Access to en-suite. Two panel double glazed window to the side of the lodge.

En-suite 9' 0" x 4' 9" (2.74m x 1.45m)

En-suite comprising of a white w.c., sink and bath with wall mounted shower off the mixer tap. Wood effect laminate flooring, circular dome light fitment, extractor fan and one single radiator. Opaque double glazed window to the side of the lodge.

Bedroom 2 9' 5" x 8' 9" (2.87m x 2.66m)

Second double bedroom with carpeted flooring, circular dome light fitment and one double radiator. Large built-in double wardrobes. Two panel double glazed window to the side of the lodge.

Family Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

Family bathroom comprising of a white w.c., sink and corner shower cubicle with wall mounted shower off the gas mains. Wood effect laminate flooring, circular dome light fitment and one single radiator. Opaque double glazed window to the side of the lodge.

Heating and Glazing

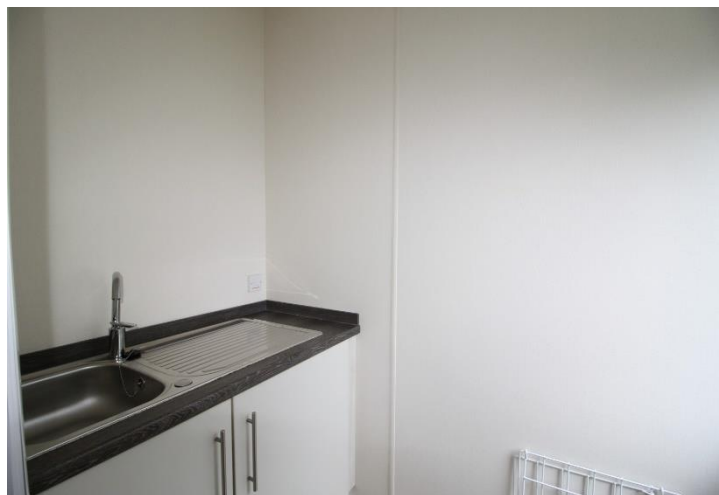
The property is heated by a gas central heating system and is fully double glazed throughout.

Gardens

The lodge has a decked balcony with patio area to the front and side of the lodge. An area to the front is laid to lawn and a chipped area to the side provides parking for two vehicles. There is also a garden shed providing additional outdoor storage.

Extras Included

Included in the sale of the lodge are all floor coverings, light fittings, curtains, blinds, fixtures, integrated kitchen appliances, lounge and bedroom furniture and the garden shed.



Viewings

By appointment through Primrose Properties

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sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

