FIXED PRICE £72,995

Well maintained lodge situated within the Dollar holiday home park in Dollar.

The lodge comprises: open plan lounge/dining/kitchen area, one double bedroom and family bathroom. The lodge is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the property is a private drying area laid to lawn and raised decked patio with excellent views of the surrounding countryside. A chipped driveway to the side provides ample parking.

Dollar is a charming residential village nestled at the foot of the Ochil Hills, lying 13 miles to the west of Stirling. There are a variety of quaint shops and cafes along the main street as well as a museum and town hall. Dollar has various sports facilities including an 9-hole golf course, tennis, squash, bowling and cricket clubs and a nearby equestrian centre. Various picturesque hill walks lead up Dollar Glen to Castle Campbell and nearby River Devon offers seasonal trout fishing. There is a nursery and primary school as well as one of Scotland's most respected private schools, Dollar Academy. For commuting, regular bus routes service Dollar also nearby major motorways provide links to the cities of Glasgow, Edinburgh and Perth.

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PRIMROSE PROPERTIES

Entrance Hallway
Entrance hallway with Vinyl flooring. Fitted wall and base storage units with integrated automatic washing machine. Storage cupboard housing the gas combination boiler. Access to kitchen, bathroom and double bedroom.

Kitchen *12' 0" x 6' 0" (3.65m x 1.83m)*
Modern kitchen fully fitted with cream wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Gas cooker, integrated dishwasher, microwave oven and fridge/freezer. Vinyl flooring and downlighter spotlights. Small double glazed window overlooking the side of the lodge. Access to all rooms.

Lounge/Dining Area *11' 7" x 12' 8" (3.53m x 3.86m)*
Open plan lounge/dining area with carpeted flooring, down lighter spotlights and one double radiator. Modern wall mounted electric living flame fire. Two double glazed windows overlooking the sides of the lodge with double glazed French doors to the front leading out on to the large raised decked patio with excellent views. Open plan through to kitchen area.

Bedroom *9' 2" x 7' 6" (2.79m x 2.28m)*
Double bedroom with carpeted flooring, circular dome light fitment and large single radiator. Two built-in double wardrobes. Double glazed window overlooking the side of the property.

Bathroom *7' 9" x 5' 6" (2.36m x 1.68m)*
Bathroom comprising of a white w.c., sink and bath with wall mounted shower off the gas mains and glass panel shower screen. Vinyl flooring, circular dome light fitment and white heated towel rail. Opaque double glazed window to the side of the lodge.

Heating and Glazing
The property is heated by a gas combination boiler and is fully double glazed throughout.

Gardens
A private garden area to the side of the lodge laid to lawn with rotary clothes dryer. A raised decked patio lies to the front and side of the lodge with excellent views of the local countryside.

Driveway
A chipped driveway to the side of the lodge provides ample parking.

Extras Included
Included in the sale of the property are all floor coverings, carpets, blinds, curtains, light fitments, integrated kitchen appliances, gas cooker, wall mounted electric fire, dining table and chairs and bathroom fitments.

Useful Information
Yearly site fees Due March £3746
Current lease expires 2043

![Primrose Properties logo]

Viewings
By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours
Mon – Fri 9am-5pm
Sat 9:30am-1pm