



**PRIMROSE PROPERTIES**

**Hargar Lodge**  
**Glendevon Country Park, Glendevon.**  
**FK14 7JY**



## **FIXED PRICE £85,000**

Residential lodge in need of some upgrading situated within the Glendevon Country Home Park.

The lodge comprises: open plan lounge/dining/kitchen, two double bedrooms (master with en-suite) 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 fully enclosed front/side and rear garden with shed. A raised decked area to front and side of the lodge and a chipped driveway providing off road parking.

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**

Entrance hall with carpet mat flooring. Built-in storage cupboard housing the gas combination boiler. Open plan to living areas.

#### **Lounge Area** 19' 4" x 13' 4" (5.89m x 4.06m)

Spacious lounge with carpeted flooring, several down lighter spotlight light fittings and one large and one small double radiator. Built-in modern electric fire. Double glazed patio doors to the front giving access out to the decked patio. Double glazed windows to the front and side of the lodge. Open plan to dining area and kitchen.

#### **Dining Area**

dining area with carpeted flooring, feature light fitting and one small double radiator. Double glazed window to the side of the lodge.

#### **Kitchen** 10' 9" x 9' 6" (3.27m x 2.89m)

Kitchen fully fitted with wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Integrated five ring stainless steel gas hob with stainless steel extractor hood above. Built-in double electric oven and microwave. Integrated fridge, freezer, dishwasher and automatic washing machine. Wood effect laminate flooring, two feature light fittings and down lighter spotlights. Double glazed window to the side of the lodge. open plan to lounge/dining area.

#### **Bedroom 1** 9' 5" x 9' 1" (2.87m x 2.77m)

Master bedroom with carpeted flooring, standard light fitting and one single radiator. Large walk-in wardrobe with power and light. Double glazed window to the side of the lodge. Access to en-suite.

#### **En-suite** 5' 3" x 4' 9" (1.60m x 1.45m)

En-suite comprising of a white w.c., sink and shower cubicle with wall mounted shower off the gas mains. Laminate flooring, down lighter spotlight light fitting and one single radiator. Opaque double glazed window to the side of the lodge.

#### **Bedroom 2** 9' 5" x 8' 8" (2.87m x 2.64m)

Second double bedroom with carpeted flooring, standard light fitting and one single radiator. Built-in storage cupboard with shelf and hanging rail. double glazed window to the side of the lodge.

#### **Family Bathroom** 6' 8" x 6' 2" (2.03m x 1.88m)

Family Bathroom partly tiled comprising of a white w.c., sink and bath with wall mounted shower off the mixer tap. laminate flooring, down lighter spotlight light fittings and one single radiator. Built-in storage unit with shelves. opaque double glazed window to the side of the lodge.

#### **Inner Hallway** 8' 11" x 2' 6" (2.72m x 0.76m)

Inner Hallway with carpeted flooring, circular dome light fitting and one single radiator. Access to two bedrooms and family bathroom.

#### **Heating and Glazing**

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

#### **Gardens**

The lodge has a fully enclosed private front, side and rear garden space with garden shed to the back of the lodge. A raised decked patio to the front and side of the lodge.

#### **Driveway**

A chipped driveway to the front/side of the property provides off road parking.

#### **Extras Included**

Included in the sale are all floor coverings, light fittings, curtain poles, curtains, integrated kitchen appliances, electric fire, bathroom fittings and garden shed.



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**Viewings**

By appointment through Primrose Properties

01259 222950

[sales@primrose-properties.co.uk](mailto:sales@primrose-properties.co.uk)

**Opening Hours**

Mon – Fri 9am-5pm

Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

