



PRIMROSE PROPERTIES

**5 Ochil view
Dollar, FK14 7LX**



FIXED PRICE £80,000

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

The lodge comprises: entrance hallway open plan to kitchen/ dining area and lounge. Two bedrooms master en-suite and family shower room. The lodge is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the lodge is a private garden area with space for a hot tub. A raised decked balcony and patio area with excellent views towards the Ochil hills. A chipped area to the side of the lodge provides off road 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 a 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.

18 Primrose Street , Alloa, FK10 1JG
Tel: 01259 222950 Email: sales@primrose-properties.co.uk
www.primrose-properties.co.uk





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Lounge Area

Lounge with carpeted flooring, four integrated ceiling light fittings and one large double radiator. Modern feature fireplace with electric bowl fire. Two double glazed windows to the side of the lodge and two double glazed windows to the front of the lodge. Double glazed French doors to the front give access out to the raised decked patio. Open plan to dining area and kitchen.

Dining area

Dining area with space for a table and chairs.

Kitchen

Modern kitchen fully fitted with glossy cream wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Gas cooker with extractor hood above. Integrated washing machine, microwave and fridge/freezer. Wood effect vinyl flooring, integrated ceiling light fitment and storage cupboard housing the gas combination boiler. Two double glazed windows to the sides of the lodge. Access to open plan lounge/dining area and door to inner hallway.

Inner hallway 8' 0" x 3' 5" (2.44m x 1.04m)

Inner hallway with carpeted flooring, one integrated ceiling light fitment and one small single radiator. Access to bedrooms and shower room.

Master Bedroom 11' 0" x 7' 2" (3.35m x 2.18m)

Master bedroom with carpeted flooring, ceiling light fitment and one double radiator. Built-in fitted bedroom furniture. Access to en-suite.

En-suite

En-suite comprising white w.c, and sink. Vinyl flooring, ceiling light fitment and small single radiator. Bathroom accessories.

Bedroom 2 8' 0" x 5' 4" (2.44m x 1.62m)

Second bedroom with carpeted flooring, one integrated ceiling light fitment and one single radiator. Two fitted single beds and fitted bedroom wardrobe and storage units.

Family Shower Room 7' 9" x 3' 4" (2.36m x 1.02m)

Family shower room comprising of a white w.c., sink and shower cubicle with wall mounted shower off the gas boiler. Wood effect vinyl flooring, integrated ceiling light fitment, extractor fan, mirror vanity unit and towel rail.

Gardens

To the side of the lodge is a private garden area with hot tub looking out towards the Ochil hills. A large decked balcony and patio with space for outdoor garden furniture looking out towards the Ochil Hills.

Heating and Glazing

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

Parking

A chipped area to the side provides off road parking.

Additional Information

Site Fees £4,100 Lease remaining 19 years Site open all year round.





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Viewings

By appointment through Primrose Properties

01259 222950

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.

