



**PRIMROSE PROPERTIES**

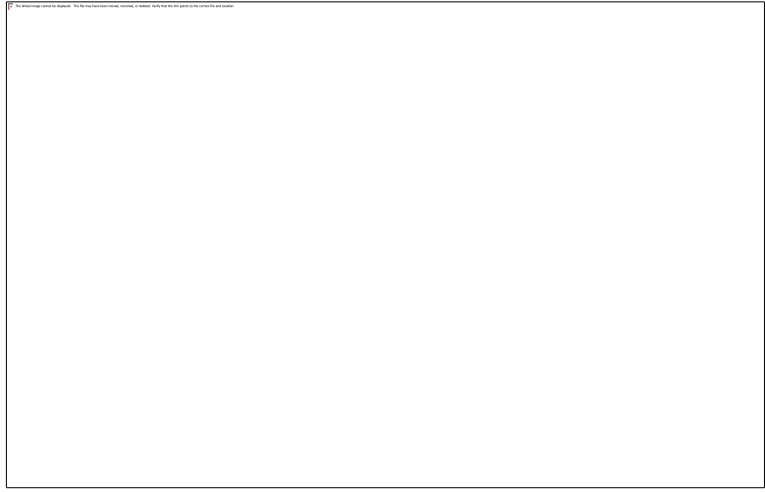
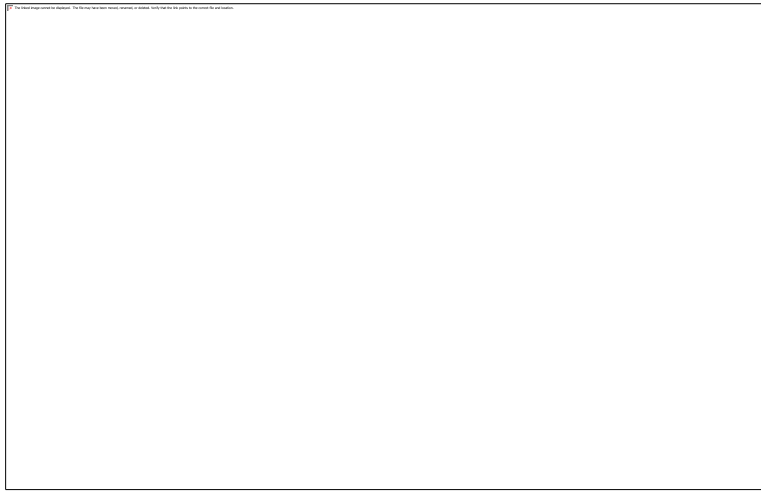
**10 Riverside Edge, Dollar Lodge and  
Holiday Home Park**

## **FIXED PRICE £120,000**

The Delta Evesham Lodge situated at the popular Dollar Lodge and Holiday Home Park in Dollar.

The lodge comprises: open plan lounge/dining area, modern fitted kitchen, three bedrooms (master en-suite) and family bathroom. The property is heated by a gas central heating system and is fully double glazed throughout. Private parking is available to the side of the lodge.

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, 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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### 10 Riverside Edge, Dollar Lodge and Holiday Home Park Dollar, FK14 7LX

#### **Entrance/utility room** 7' 8" x 5' 2" (2.34m x 1.57m)

Entrance/utility room fitted with cream wall and base units. Integrated automatic washing machine and large storage cupboard housing the gas combination boiler. Vinyl flooring, three down lighter spotlights and small single radiator. Access through to the open plan living area.

#### **Lounge** 19' 6" x 11' 8" (5.94m x 3.55m)

Open plan lounge with carpeted flooring, two feature light fittings and two large double radiators. Electric fire with wooden fire surround. Built-in storage cupboard. White double glazed sliding patio doors leading out to the front decked balcony. Open plan to kitchen/dining area.

#### **Kitchen/Diner** 17' 6" x 7' 8" (5.33m x 2.34m)

Kitchen/dining area fully fitted with modern glossy wall and base units. Brown marble effect worktops incorporating a stainless steel sink with drainer and mixer tap. Gas cooker with double oven and stainless steel extractor hood above. Built-in microwave oven, integrated fridge/freezer and dishwasher. Light oak wood effect laminate flooring, downlighter spotlights and standard light fitment. Double glazed white UPVC sliding patio doors giving access out to the front balcony. Double glazed window to the side of the lodge.

#### **Inner Hallway** 9' 8" x 2' 8" (2.94m x 0.81m)

Inner hallway with carpeted flooring, two down lighter spotlights and one single radiator. Access to three bedrooms.

#### **Master Bedroom** 11' 8" x 8' 6" (3.55m x 2.59m)

Master bedroom with carpeted flooring, feature light fitment and one double radiator. Large walk-in wardrobe. Double glazed window overlooking the side of the lodge. Access through to en-suite.

#### **En-suite** 7' 2" x 5' 5" (2.18m x 1.65m)

En-suite comprising of a white w.c., sink and bath with wall mounted shower off the mixer taps. Vinyl flooring, circular dome light fitment and white heated towel rail. Opaque double glazed window to the side of the lodge.

#### **Bedroom 2** 8' 9" x 7' 5" (2.66m x 2.26m)

Second bedroom with carpeted flooring, feature light fitment and one double radiator. Two single beds and built-in single wardrobe. Double glazed window to the side of the lodge.

#### **Third Bedroom** 8' 8" x 6' 8" (2.64m x 2.03m)

Third bedroom with two single beds, carpeted flooring, feature light fitment and one double radiator. Built-in single wardrobe. Double glazed window to the side of the lodge.

#### **Family Bathroom** 6' 7" x 5' 5" (2.01m x 1.65m)

Family bathroom comprising of a white w.c., sink and corner shower cubicle with wall mounted shower off the gas mains. Vinyl flooring, circular dome light fitment and white heated towel rail. Opaque double glazed to the side of the lodge.

#### **Heating and Glazing**

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

#### **Gardens**

To the side of the lodge is small drying area laid to lawn with small hedge border. A raised decked patio to the front and side of the lodge with built-in hot tub.

#### **Parking**

Private parking is available to the side of the lodge.

#### **Included in Sale**

Included in the sale are all floor coverings, light fittings, curtain poles, curtains, carpets, integrated kitchen appliances, lounge furniture, electric fire, bedroom furniture, bathroom accessories and hot tub.

#### **Site Fees and Lease**

The site fees for the lodge are £3720 per annum. 25 Year tenure licence agreement.



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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.

