



PRIMROSE PROPERTIES

Fallow Lodge
Glendevon Country park, Glendevon FK14 7JY



FIXED PRICE £62,500

Well maintained holiday lodge situated within the popular Glendevon Holiday Home park.

The lodge comprises: open plan lounge/dining/kitchen, three bedrooms, family bathroom and cloakroom. The lodge is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the lodge is a raised decked balcony and garden area to the rear of the lodge. To the side is 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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Lounge/Diner Area

Open plan lounge/dining area with carpeted flooring, down lighter spotlight light fittings and one double radiator. Wall mounted modern electric living flame fire. Double glazed windows to the side and French doors to the front giving access out to the balcony. Ample space for dining table and chairs. Access to kitchen.

Entrance Hallway

Entrance hallway with wood effect vinyl flooring. Built-in storage cupboard housing the gas boiler. Access to all rooms.

Kitchen

Modern kitchen fully fitted with wood effect wall and base units. Contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Gas cooker, integrated fridge/freezer and dishwasher. Built-in microwave oven. Wood effect vinyl flooring, and downlighter spotlight light fittings. Small double glazed window to the side of the lodge. Access to rear hallway and bathroom.

Bedroom 1

Double bedroom with carpeted flooring, circular dome light fitting and one single radiator. Built-in wardrobe. Two panel double glazed window to the side of the lodge.

Bedroom 2

Second double bedroom with carpeted flooring, circular dome light fitting and one single radiator. Wall mounted storage cupboard. Double glazed window to the side of the lodge.

Bedroom 3

Third bedroom with carpeted flooring, circular dome light fitting and one single radiator. Wall mounted storage unit. Double glazed window to the side of the lodge.

Family Bathroom

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

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Cloakroom

Cloakroom comprising of a white w.c. and sink. Wood effect vinyl flooring and circular dome light fitting. Opaque double glazed window 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

The lodge has a raised decked balcony with ample space for garden furniture. To the rear of the lodge is a private garden area and an area with outdoor power point suitable for a hot tub.

Driveway

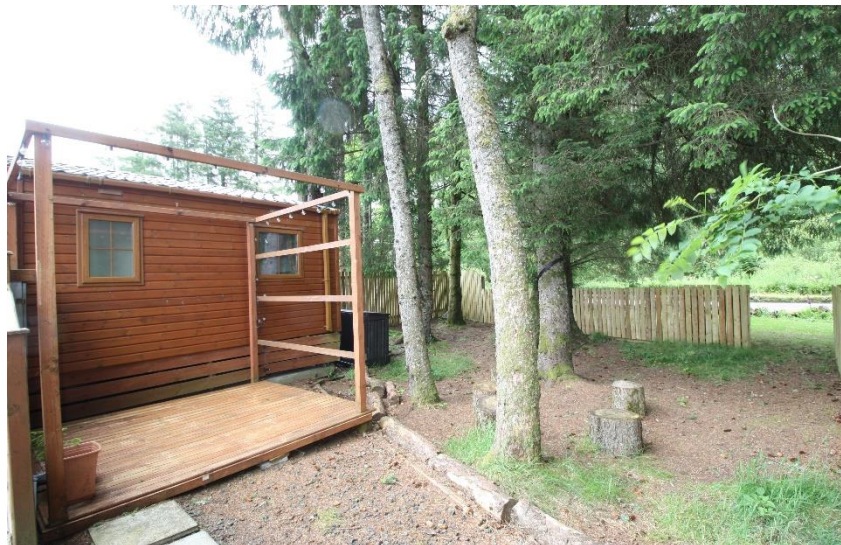
To the side of the lodge is a chipped driveway providing off road parking.

Extras Included

Included in the sale are all floor coverings, light fittings, curtains, blinds, lounge furniture, bedroom furniture, gas cooker integrated fridge/freezer, dishwasher, microwave oven and bathroom fittings.

Additional Information

This lodge has a holiday licence agreement. Current lease agreement to March 2115.
Site Fees £2,200 paid yearly in March.
New gas boiler installed 2023.



Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

