

B3, ROWAN VIEW, GLENDEVON COUNTRY PARK, GLENDEVON, DOLLAR FK14 7JY

HARPER & STONE  
ESTATE & LETTING AGENTS





# B3, ROWAN VIEW

GLENEDEVON COUNTRY PARK, GLENEDEVON FK14 7JY

## PROPERTY FEATURES

- 3-bedroom detached Locksley style lodge
- Open concept kitchen/living/dining area
- 3 double bedrooms
- Shower room
- Additional WC
- Front garden and patio
- Large shed
- Driveway
- Holiday or permanent accommodation

Welcomed to the market is B3, Rowan View, a fantastic opportunity to purchase a detached Locksley style lodge within the picturesque grounds of Glendevon Country Park. The lodge provides approximately 44sqm of living space including 3-bedrooms and spacious living accommodation, which has the benefit of being utilised as holiday or permanent accommodation. The lodge will be sold as seen, inclusive of furnishings.

Entry to the property is through a door at the side into the welcoming hall. To the left is the open concept kitchen and living/dining area. The kitchen is fitted with a range of wood-effect wall and base units with complementary laminate worktops. Integrated appliances include a 4-burner gas hob and oven with grill, microwave and dishwasher, with an additional appliance space for a fridge freezer. The single-bowl stainless steel sink sits below a window.

The living/dining area is open and bright, with French doors opening to the wrap-around decking. Windows either side of the French doors draw in the natural light to the space. A wall-mounted electric fire is a beautiful focal point of the room.

The 3 double bedrooms are located at the opposite end of the lodge. There is a shower room comprising shower cubicle, wash hand basin and WC. Completing the interior of the accommodation is an additional WC with wash hand basin.

Externally, the lodge enjoys a prime position within Glendevon Country Park and front garden with wraparound patio as well as a driveway. A large shed is located to one side. The views from all angles are absolutely spectacular given the enviable location.



## B3 ROWAN VIEW

The sale will include all fitted floor coverings, light fittings, window coverings, furniture and appliances, for which no guarantee will be provided. Any other items are to be by separate negotiation with the seller. Available on request is a copy of the Glendevon Country Park rules, as well as a full list of items included in the sale.

Viewings are strictly by appointment only via Harper & Stone.

Council Tax Band A

Water: Mains

Sewage: Mains

Heating: Gas

Nestled in the heart of the Ochil Hills, Glendevon is a small rural community sitting 5 miles outside Dollar and 8 miles from Auchterarder within the Borough of Perth and Kinross. An idyllic spot with an abundance of trails across hills, wooded landscapes and outdoor activities near five reservoirs. Primary schooling is available locally at Muckhart Primary and secondary education is available at Kinross High or a number of private schools in the vicinity, chiefly Dollar Academy. Glendevon Castle is nearby as well as a variety of accommodation such as the prestigious Gleneagles Hotel. Auchterarder is easily accessible and equally Dollar is only a short drive away. There is also a footpath over the Hills that links Glendevon with Dollar in Clackmannanshire.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



**B3 Rowan View,  
Glendevon Country Park,  
Dollar,  
Clackmannanshire,  
FK14 7JY**



Approx. Gross Internal Area  
475 Sq Ft - 44.13 Sq M  
Shed  
Approx. Gross Internal Area  
125 Sq Ft - 11.61 Sq M  
For identification only. Not to scale.  
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