



**Salmon Leap Lodge, Dollar Lodge
Park**
Dollar, FK14 7LX

Fixed Price £74,995

Entrance

Access to the property is via a fully glazed hardwood door leading to:

Kitchen/Diner 13' 3" x 8' 6" (4.04m x 2.59m)

Modern fitted kitchen with dining area comprising of white wall and base units with complimentary worktops and a gas cooker with built-in extractor hood above. Integrated washing machine, dishwasher and free-standing fridge/freezer. There is a small cupboard which houses the boiler and the dining area has a table and chairs with double glazed windows overlooking each side of the property. Open plan access to the lounge.

Lounge 13' 3" x 12' 5" (4.04m x 3.78m)

Well presented, bright and spacious lounge with carpeted flooring and windows overlooking the side of the property. Oak fireplace with traditional gas fire and French doors leading to the veranda with lovely views of the surrounding countryside.

Inner Hallway 5' 6" x 3' 1" (1.68m x 0.94m)

The inner hallway gives access to the two bedrooms and shower room.

Principal Bedroom 13' 2" x 9' 9" (4.01m x 2.97m)

Spacious principal bedroom with carpeted flooring and two windows overlooking the side and rear of the property. Free-standing wardrobe and matching bedroom furniture.

Bedroom 2 7' 8" x 6' 1" (2.34m x 1.85m)

Bedroom 2 is a single bedroom overlooking the side with carpeted flooring and a wardrobe with bedside cabinet.

Shower Room 7' 6" x 3' 1" (2.28m x 0.94m)

Shower room with walk-in shower enclosure and thermostatic shower. White vanity sink unit and w.c. There is an opaque window to the side of the property and vinyl flooring.



Heating & Glazing

The lodge benefits from a gas central heating system and is double glazed throughout.

External

Externally the lodge is complimented with decking to the side of the property which extends to a patio area at the front. There is also a drying area to the side of the property which is laid to lawn.

Parking

There is a chipped driveway providing private parking for approximately two cars.

Included Extras

All fixtures, fittings, carpets, floor coverings, blinds, curtains and curtain poles. Gas cooker, integrated washing machine and integrated dish washer and all items of furniture are included in the sale of the lodge.

Additional Information

The lodge is sold sited, connected and safety tested with decking and driveway. Site fees for this property are approx. £330 per month. Established rental business going for almost four years with a monthly holiday let income of approx. £1000. Please click on the link below:
<https://www.cottages.com/cottages/salmon-leap-lodge-uk34989>



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.