



**FANTASTIC SUPERIOR LODGE**

**TWO DOUBLE BEDROOMS BOTH WITH  
DRESSING ROOMS**

**BATHROOM**

**PARKING FOR TWO VEHICLES**

**OPEN PLAN LOUNGE/KITCHEN DINER**

**PRINCIPAL BEDROOM WITH EN-SUITE**

**BEAUTIFUL VERANDA OVERLOOKING THE  
RIVER DEVON**

**IDEAL HOLIDAY LET/INVESTMENT**



**15 Rivers edge Dollar Lodge Park**  
Dollar, FK14 7LX

**Fixed Price £145,000**



## Entrance

Access to the side of the property is via a fully glazed opaque door, leading to:

## Entrance Hallway/Utility Area

7' 9" x 5' 6" (2.36m x 1.68m)

The inviting entrance hallway features grey laminate-effect vinyl flooring complemented by wall and base storage units, creating a practical and welcoming space. A side window allows natural light to brighten the area, while a built-in storage cupboard, housing the boiler, offers convenient storage solutions. From here, easy access leads into the spacious open-plan lounge and kitchen, seamlessly connecting the entryway to the main living areas of the home.

## Lounge/Kitchen Diner

20' 7" x 21' 11" (6.27m x 6.68m)

The beautiful, bright, and spacious lounge features sliding patio doors opening onto the veranda and a side window that floods the room with natural light, complemented by a modern electric fire with a white surround and carpeted flooring, creating a cozy yet contemporary atmosphere. The stylish kitchen/diner boasts a sleek array of white high gloss wall and base units with matching grey worktops, a built-in oven, gas hob, and integrated appliances including a microwave, dishwasher, fridge/freezer, and wine cooler, all set on grey vinyl flooring. Ample space for a dining table, chairs, and additional patio doors and side windows enhance the inviting, open-plan design ideal for entertaining and everyday living.

## Inner Hallway

The carpeted inner hallway features built-in storage and provides access to the two bedrooms and the bathroom.

## Principal Bedroom

11' 4" x 9' 11" (3.45m x 3.02m)

The principal bedroom is a good size double bedroom with carpeted flooring, a window overlooking the side and benefits from a dressing area with an en-suite shower room.

## En-Suite

5' 1" x 5' 6" (1.55m x 1.68m)

The en-suite has a vanity sink unit, w.c and a separate shower enclosure with a thermostatic shower. There is an opaque window to the side and chrome bathroom accessories.

## Bedroom 2

10' 1" x 9' 5" (3.07m x 2.87m)

Bedroom 2 is a good sized double room which is to the rear with carpeted flooring and features a dressing room which leads to the bathroom.

## Bathroom

6' 9" x 8' 11" (2.06m x 2.72m)

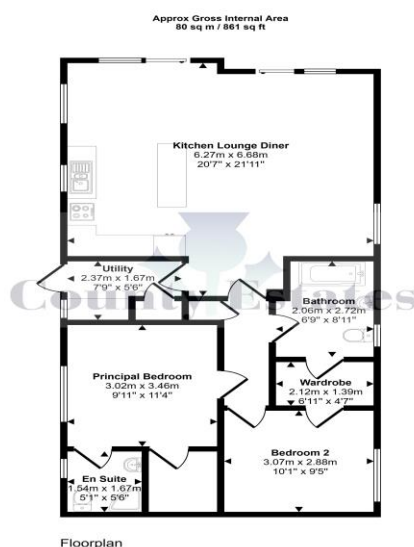
The bathroom has a white three piece suite with an overhead shower, an opaque window to the side, vinyl flooring and chrome accessories.

## Veranda

The raised decked veranda overlooks the River Devon and provides the perfect space for relaxing and entertaining.

## Parking

The property benefits from two parking spaces to the side.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.