



Lodges & Caravans

FOR SALE



Lapwing 11 Swift Margaux, Powfoot, DG12 5PN

Price £49,950

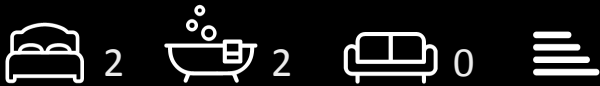
- 2 spacious bedrooms
- Open-plan living area
- Bose sound system
- Tarmac parking for 2 cars
- Gas central heating
- 2 modern bathrooms
- Fully equipped kitchen
- Large secure decking
- Double glazed windows
- 11-month site access

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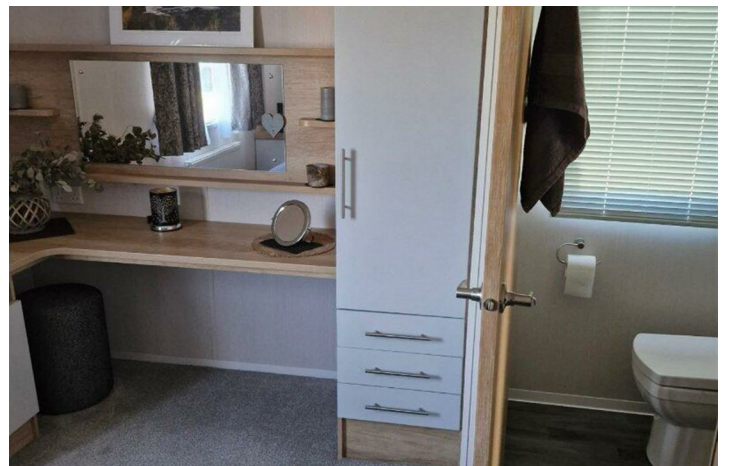
Nestled in the charming locale of Powfoot, this modern Swift Margaux park home offers a delightful retreat for those seeking comfort and convenience. Built in 2022, this two-bedroom property spans an impressive 456 square feet, providing ample space for relaxation and leisure. The home features a well-designed open-plan layout that seamlessly connects the lounge, dining area, and kitchen, ensuring a spacious yet inviting atmosphere.

The kitchen is fully equipped for everyday living, boasting an oven, grill, hob, microwave, extractor fan, and dishwasher, making meal preparation a breeze. The lounge area is enhanced by a Bose sound system and a wall-mounted smart TV, perfect for entertainment. The dining suite offers a comfortable setting for meals or even a productive workspace, complemented by the convenience of a dedicated WiFi router included in the site fees.

Both bedrooms are thoughtfully designed with excellent storage solutions, while the master bedroom enjoys the added luxury of an en-suite toilet and wash basin, along with a dressing table that enhances the residential feel of the home. The lounge features a three-seat suite that converts into a double bed, alongside a two-seat suite and a coffee table with additional stools, creating a versatile space for family and friends. A flame effect electric fire adds a warm and cosy glow during the evenings.



Council Tax Band: Exempt







Directions

Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	