



O'MALLEY  
PROPERTY

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Lodge 11, Riversedge, Dollar Park  
Dollar, FK14 7LX

[omalleyproperty.com](https://omalleyproperty.com)  
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## Description

O'Malley Property are delighted to present Lodge 11, Riversedge Dollar Lodge Park. A spacious and beautifully presented two bedroom modern lodge home,

On entering the lodge, you are welcomed into a practical utility area which provides useful storage before leading through to the heart of the home. The open plan lounge and kitchen is bright, modern and exceptionally spacious, creating an inviting area for both relaxing and entertaining. The kitchen is well equipped with a generous range of units, while the lounge area benefits from two sets of patio doors that open directly onto the decking, allowing natural light to flood the space and making the most of the stunning outlook towards the Kelly Burn. The main bathroom is also located off this area and is fitted with a contemporary three piece suite.

The sleeping accommodation is thoughtfully laid out, with the master bedroom being spacious and benefits from built in storage and a modern en suite shower room. The second bedroom is also generously sized and features a built in walk in wardrobe, along with Jack and Jill access to the main bathroom, adding to the practicality and comfort of the layout.

Externally, the lodge enjoys a fantastic decking area which provides the perfect space to relax and enjoy the surrounding views and peaceful setting. The property further benefits from a private driveway located beside the entrance, offering convenient off street parking.



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**“Spacious Property”**

## Location

Dollar Lodge Park is a well regarded residential lodge park located on the edge of Dollar, offering a peaceful and scenic setting surrounded by countryside. The park enjoys a tranquil environment while remaining conveniently placed for access to Dollar's local amenities, including shops, cafés and leisure facilities. The area is well known for its attractive walks and natural surroundings, with the Ochil Hills and nearby open countryside close by. With easy access to neighbouring towns such as Alloa and Stirling. Dollar Lodge Park provides an ideal balance of quiet living and everyday convenience, making it a popular choice for those seeking a relaxed lifestyle.

## Lounge/Kitchen

19'1" x 15'4"

## Master bedroom

10'1" x 9'4"

## En suite

4'11" x 4'11"

## Bedroom 2

8'6" x 9'2"

## Bathroom

8'1" x 5'11"

## Fixtures & fittings

All furniture within the property will be included in the sale

## Property Misdescriptions Act 1991.

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



**Fixed Asking Price £130,000**

**Viewing 9am - 9pm 7 days a week**



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