



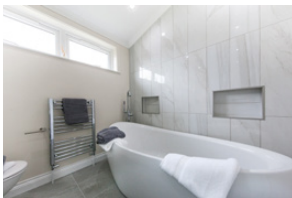
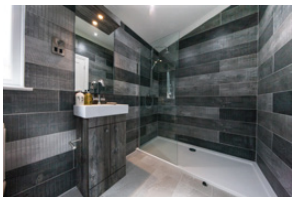
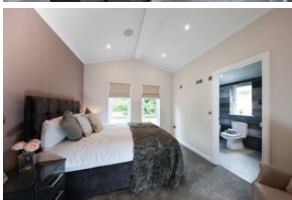

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Winchester, Glendevon Country Park

CLACKMANNAN, FK14 7JY



Creating Communities - Glendevon

Be closer to nature at picturesque Glendevon Country Park, surrounded by some of the most spectacular scenery in Perthshire. This outstanding park is set amidst heather covered mountains with breath-taking views across the glen. Clear air, pure waters, lush countryside teeming with wildlife and highland grandeur make Perthshire the perfect destination all year round. Outdoor lovers will appreciate being this close to nature where walks, fishing, shooting and hunting are in abundance.

Situated in the heart of Scotland, Perthshire is the place to find all that you would expect of Scotland. Most of Perthshire is little more than one hour by road or rail from Glasgow or Edinburgh, but a world apart. There are many towns and places to visit in Perthshire including Dollar, Auchterarder, Gleneagles and the Fair City of Perth. Highland Perthshire has some of the most scenic Scottish glens. Take a walk in Perthshire and discover why this beautiful region is known as 'Big Tree Country', home of the tallest trees and widest conifers in Britain.

Use some of the 250 miles of way marked paths to get to the Roman camps, medieval castles and whisky distilleries. Venture into the hills and mountains of the Cairngorms National Park in Highland Perthshire to see the wildlife; or head out with a guide to learn more about the animals and see the best sights. Once you've soaked up the stunning scenery of outdoor Perthshire you can head into the city to find shops, cafés, restaurants, art galleries and theatres. The Tormaukin restaurant and pub is only 1.5 miles from the park itself. Framed by two grand public parks and the striking Tay Street Promenade, Perth is a lovely city offering the best in shopping, nightlife and culture.

We are delighted to present to the open market a delightful development of two and three bedroom, residential and holiday lodges situated in the beautiful park of Glendevon which has an "all year round" residency option. The lodge provides

luxurious comfortable accommodation on one level and sits on a good-sized plot.

The Accommodation on offer briefly comprises: Utility room and fully fitted kitchen comprising hob, oven, microwave, washing machine, dish washer and wine cooler etc, which is open-plan to the bright and airy living/dining zone, furniture configurations are a plenty in this area. There are two well-proportioned bedrooms, with dressing room, free standing furniture and different furniture configurations. The master also benefits from a luxury en-suite shower-room including free standing bath. A fully tiled family bathroom completes the impressive accommodation with bath, wash hand basin and W/C.

Winchester

- **Part Exchange Available. Call to find out more**
- **Decked area, making it possible for al-fresco dining and entertaining.**
- **Private parking**
- **Central heating.**
- **Fire and fire surround**
- **High levels of insulation to comply with current building regulations.**
- **Choice of furnishings**
- **Surround Sound Speakers in ceiling**
- **Enviably storage similar to modern builds**
- **Beautiful Scenery all year round**
- **Fantastic outdoor opportunities**
- **On site, local store/café**

Viewing of the lodges is a must, we promise you will not be let down. Lodges can also be tailored to individual's needs. There may be a slight variation in unit descriptions at our various parks.

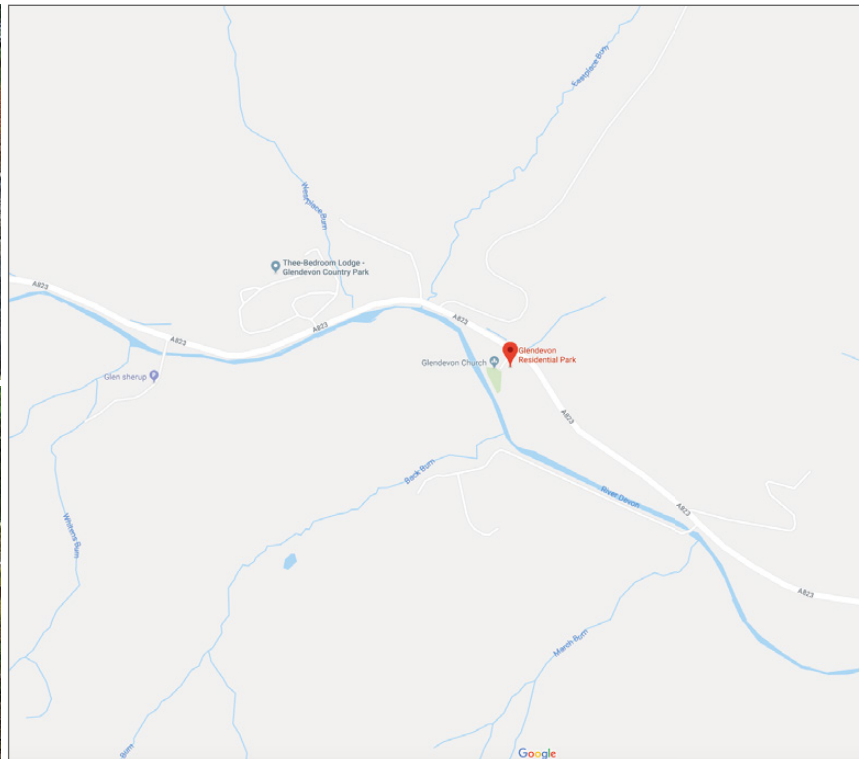


Image credit: <https://www.outlinecurry.co.uk/ompa/>

McEwan Fraser Legal

Solicitors & Estate Agents

GLENDDEVON

• COUNTRY PARK •

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GRAEME NIMMO
Surveyor



Layout graphics and design
EAMONN MULLANE
Designer

Tel. 0131 524 9797 // www.mcewanfraserlegal.co.uk // info@mcewanfraserlegal.co.uk