




McEwan Fraser Legal

Solicitors & Estate Agents

01786 231 155

Stroma Lodge

GLENDEVON PARK, GLENDEVON, DOLLAR, FK14 7JY

AREA | GLENDEVON PARK

GLENDEVON, DOLLAR, 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 waymarked 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.

Gleneagles – A Glorious Playground

Known throughout the world as the host venue for the G8 summit of world leaders in 2005 and golf's 2014 Ryder Cup, the 850-acre Gleneagles estate offers an unrivalled array of attractions that includes a five-star luxury hotel, three championship golf courses and an award-winning spa. This glorious playground of country pursuits lies within a very short drive from Glendevon.



STROMA LODGE

GLEDEVON PARK, GLEDEVON, DOLLAR, FK14 7JY

We are delighted to present to the market a delightful residential or holiday lodge, situated in the beautiful park of Glendevon, which has an 'all year round' residency option.

Glendevon Country Park is located in the spectacular scenery of Perthshire, within a development of stunning luxury lodges that are bespoke and exclusive to this park. This outstanding park is situated in picturesque and beautiful countryside, set amongst heather-covered mountains with breathtaking views across the glen.

With a stunning luxury lodge in such tranquil surroundings, you'll fall instantly in love with the beautiful countryside, mountains and local places of interest, all on your doorstep. You can simply retreat and chill out, with the freedom to do as you please. The lodges provide luxurious comfortable accommodation on one level and sit on good-sized plots.

Key Features:

- Fully glazed front elevation including French doors.
- Vaulted ceiling throughout.
- Fully fitted kitchen, gas hob, integrated oven, open plan lounge/diner/kitchen with the room separated by a gas fireplace.
- Two bedrooms with built-in storage. The master bedroom has an en-suite shower room.
- Family bathroom.
- Energy efficient boiler.

There is the addition of a lovely deck around the lodge and the benefit of two sheds. To the side of the lodge is parking for two cars. The property benefits from a 99-year lease on the land and there is an annual maintenance charge.



... A DELIGHTFUL RESIDENTIAL OR HOLIDAY LODGE, SITUATED IN THE BEAUTIFUL PARK OF GLEDEVON ...



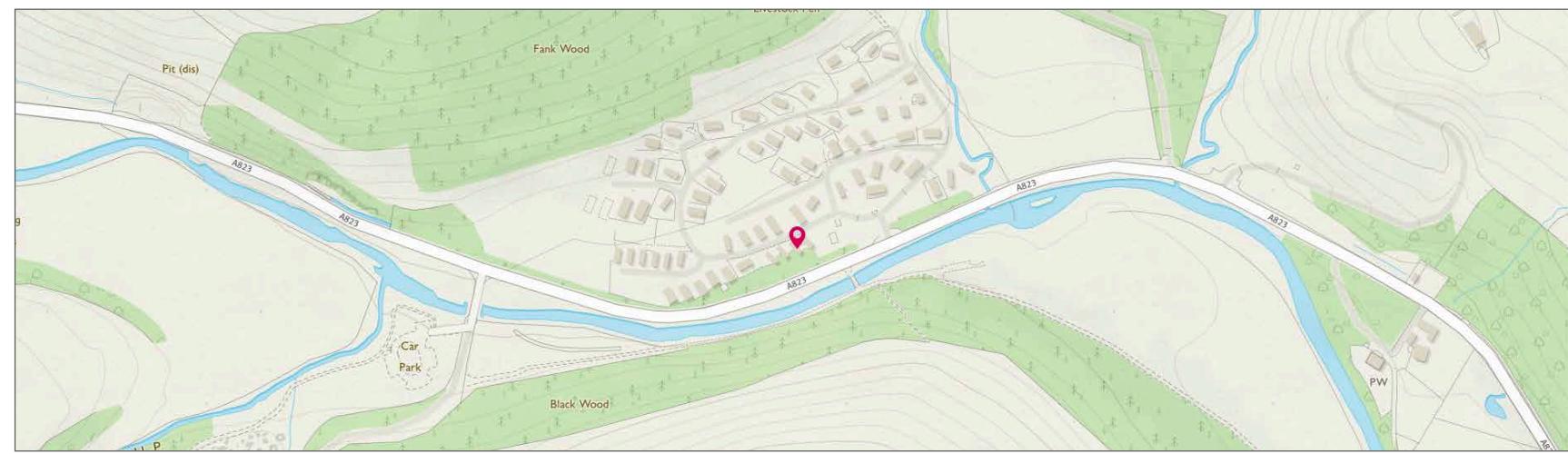
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	6.00m (19'8") x 3.60m (11'10")
Bedroom 1	3.00m (9'10") x 2.20m (7'3")
En-suite	1.50m (4'11") x 1.40m (4'7")
Bedroom 2	2.70m (8'10") x 1.80m (5'11")
Bathroom	2.70m (8'10") x 1.50m (4'11")






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Tel. 01786 231 155
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAYNE SMITH
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer