

Kincavel Lodge

ROCKCLIFFE GLENDEVON PARK, GLENDEVON, DOLLAR, FK14 7JY



*Beautiful three bedroom executive lodge,
located in the heart of Glendevon*



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McEwan Fraser Legal is delighted to present this luxury home set within the picturesque village of Glendevon. This outstanding resort 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. Just 10 minutes from Gleneagles Hotel and Golf Course. You can simply retreat and chill out, with the freedom to do as you please. The lodge provide luxurious comfortable accommodation on one level and sits on good-sized plot.

THE LOUNGE/KITCHEN/DINER



The accommodation consists of open planned lounge/diner/kitchen ideal for entertaining with panoramic views across the countryside. The kitchen is well equipped with a good range of floor and wall units, integrated fridge freezer, dishwasher, single oven, microwave, 5 ring gas hob and extractor hood and a floating island. The lounge features a wood burner with the focal point being the wonderful oak fire place surround. French doors lead you out to the decking area. A handy utility room is also located off the kitchen area with an integrated washer/dryer, wall and floor units.



There are two double bedrooms with built in wardrobes, the master offering a stylish shower en-suite. There is a third single bedroom/study. The three piece family bathroom with shower over completes the accommodation internally.

BEDROOM 1



BEDROOM 2



BEDROOM 3 & THE BATHROOM



Outside to the front of the lodge, you will find a raised decking area with seating with the same panoramic views. A shed to the back of the property has full electricity power and there are two wooden log stores. There is ample parking for two vehicles available on the chipped area beside the lodge. The property also comes with full double glazing and gas central heating. The garden to the side is low maintenance, with a lean-to greenhouse.

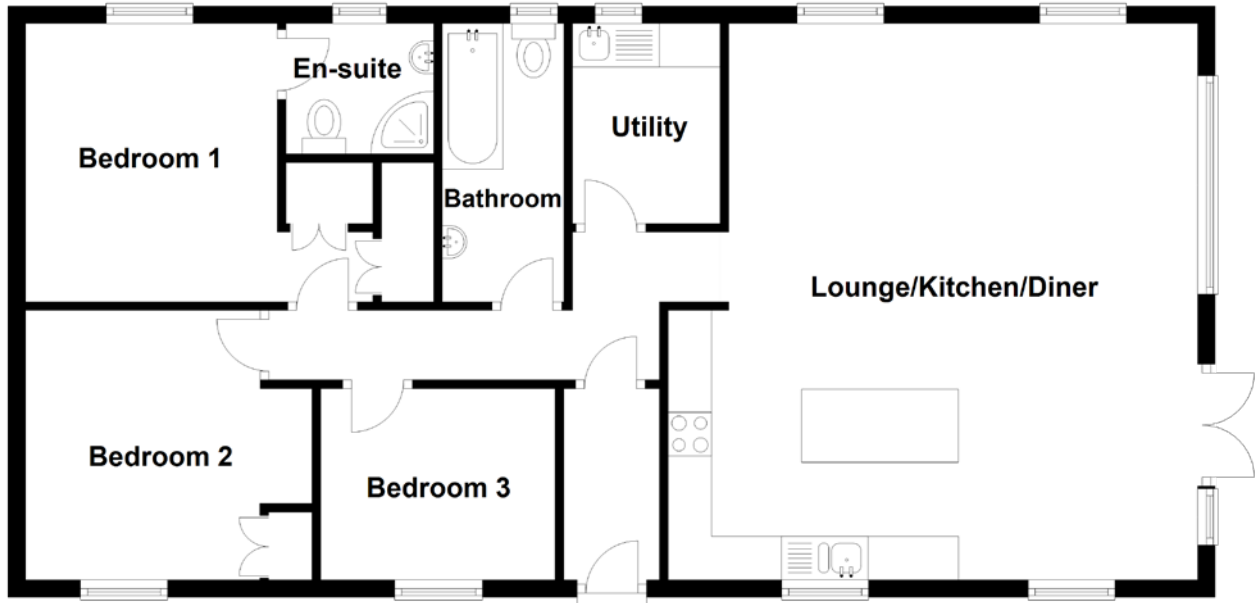
The lodge currently has a residential licence for all-year-round accommodation, or can be used as a part-time base close to the major attractions in the Central belt, or for use by friends and family. Council Tax Band B. Built in 2019 to BS3632 Residential Standard it has 8 years remaining of a Platinum Seal Warranty

This is a rare opportunity to obtain a fabulous investment in one of the most buoyant parts of the Scottish property market.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

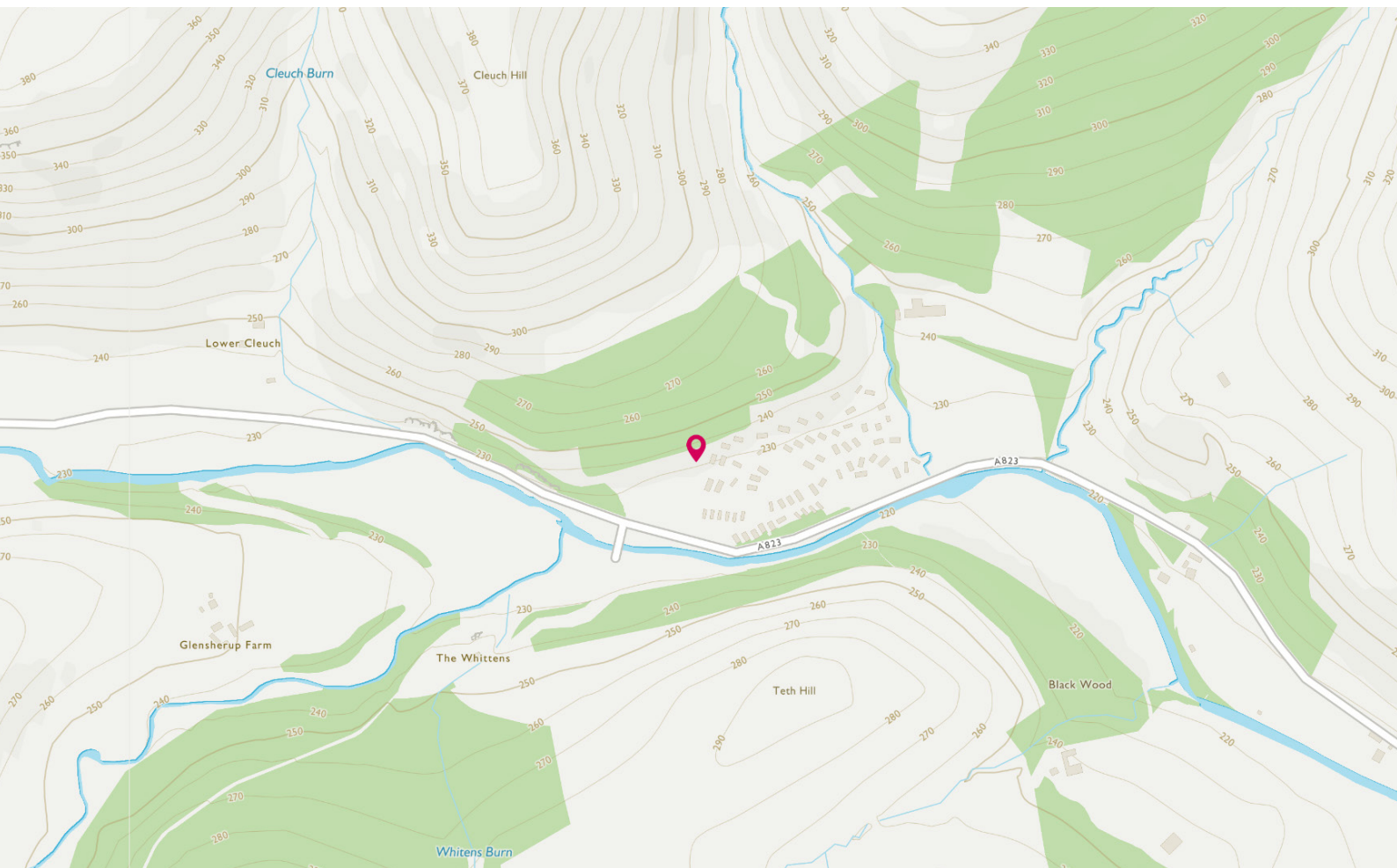


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner	6.40m (21') x 6.10m (20')
Utility	2.30m (7'7") x 1.70m (5'7")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
En-suite	1.70m (5'7") x 1.50m (4'11")

Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	2.70m (8'10") x 2.20m (7'3")
Bathroom	3.10m (10'2") x 1.40m (4'7")

Extras (Included in the sale): All integrated appliances, floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Be closer to nature at picturesque Glendevon, surrounded by some of the most spectacular scenery in Perthshire. This outstanding resort 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 resort 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.



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