

Hunters Lodge

GLENDEVON PARK, GLENDEVON, DOLLAR, FK14 7JY



*EXECUTIVE TWO BEDROOMED LODGE SITUATED
IN THE PICTURESQUE GLENDEVON COUNTRY PARK*



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McEwan Fraser Legal is delighted to present this luxury home set within the picturesque village of Glendevon. This outstanding Residential 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. 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 provides luxurious comfortable accommodation on one level and sits on a good-sized plot.

The accommodation consists of an 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, an integrated fridge freezer, dishwasher, single oven, microwave, 4 ring gas hob and extractor hood and a floating island. The lounge is of good dimensions with French doors leading you out to the decking area.









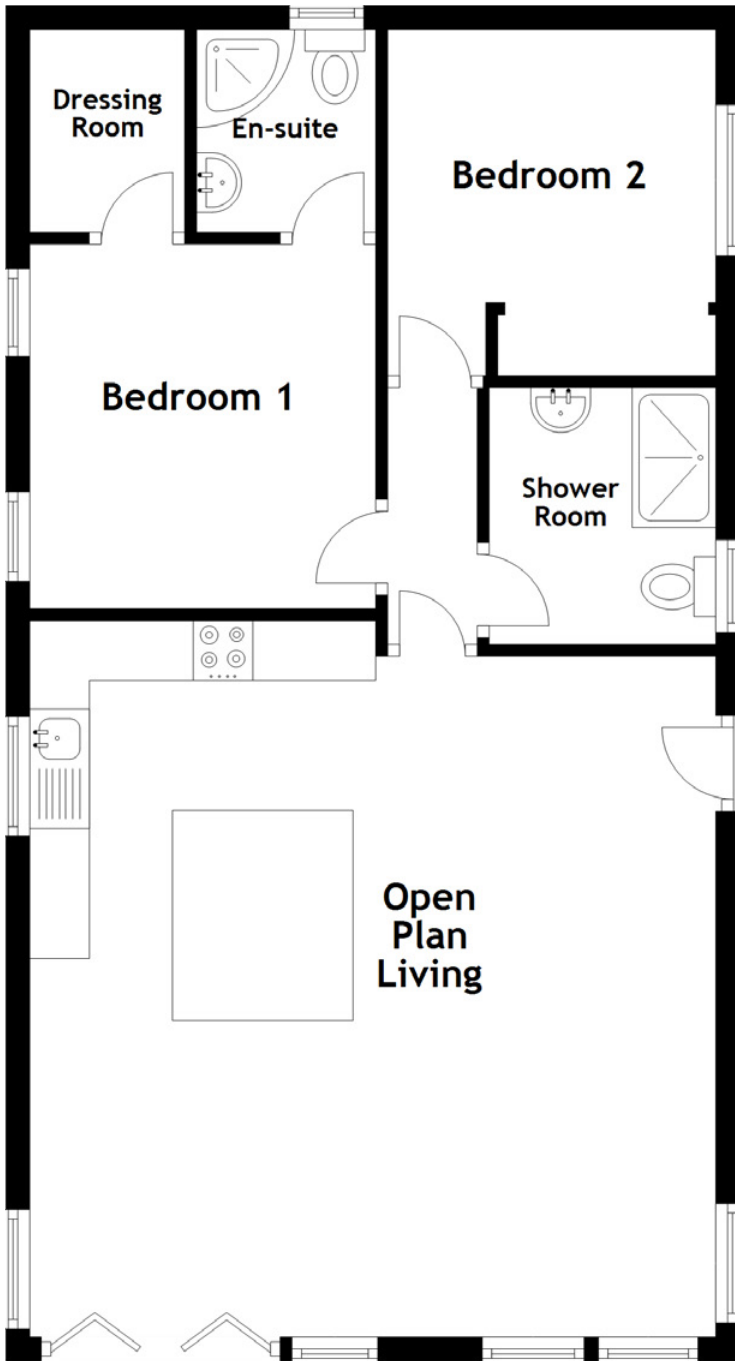


There are two double bedrooms both have built-in wardrobes, with the master bedroom offering a stylish shower en-suite.









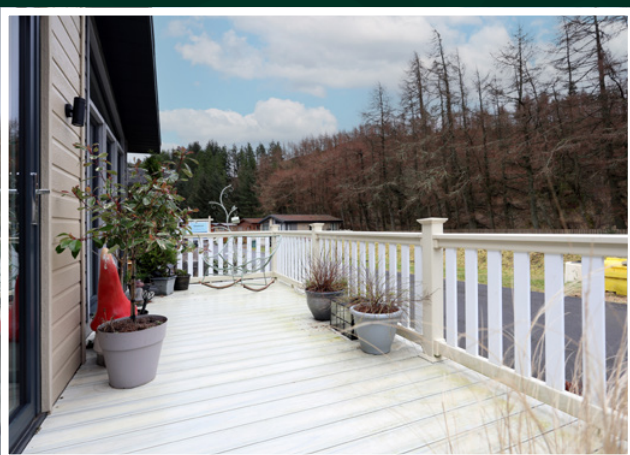
Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.00m (19'8") x 5.75m (18'10")
Bedroom 1	3.05m (10') x 2.90m (9'6")
Dressing Room	1.70m (5'7") x 1.30m (4'3")
En-suite	1.70m (5'7") x 1.50m (4'11")
Bedroom 2	2.90m (9'6") x 2.75m (9')
Shower Room	1.99m (6'7") x 1.90m (6'3")



Outside, to the front of the lodge, you will find a raised decking area with seating with the same panoramic views. There is also a shed to the back of the property.

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.



The lodge which has a 175-year ground lease 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.

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

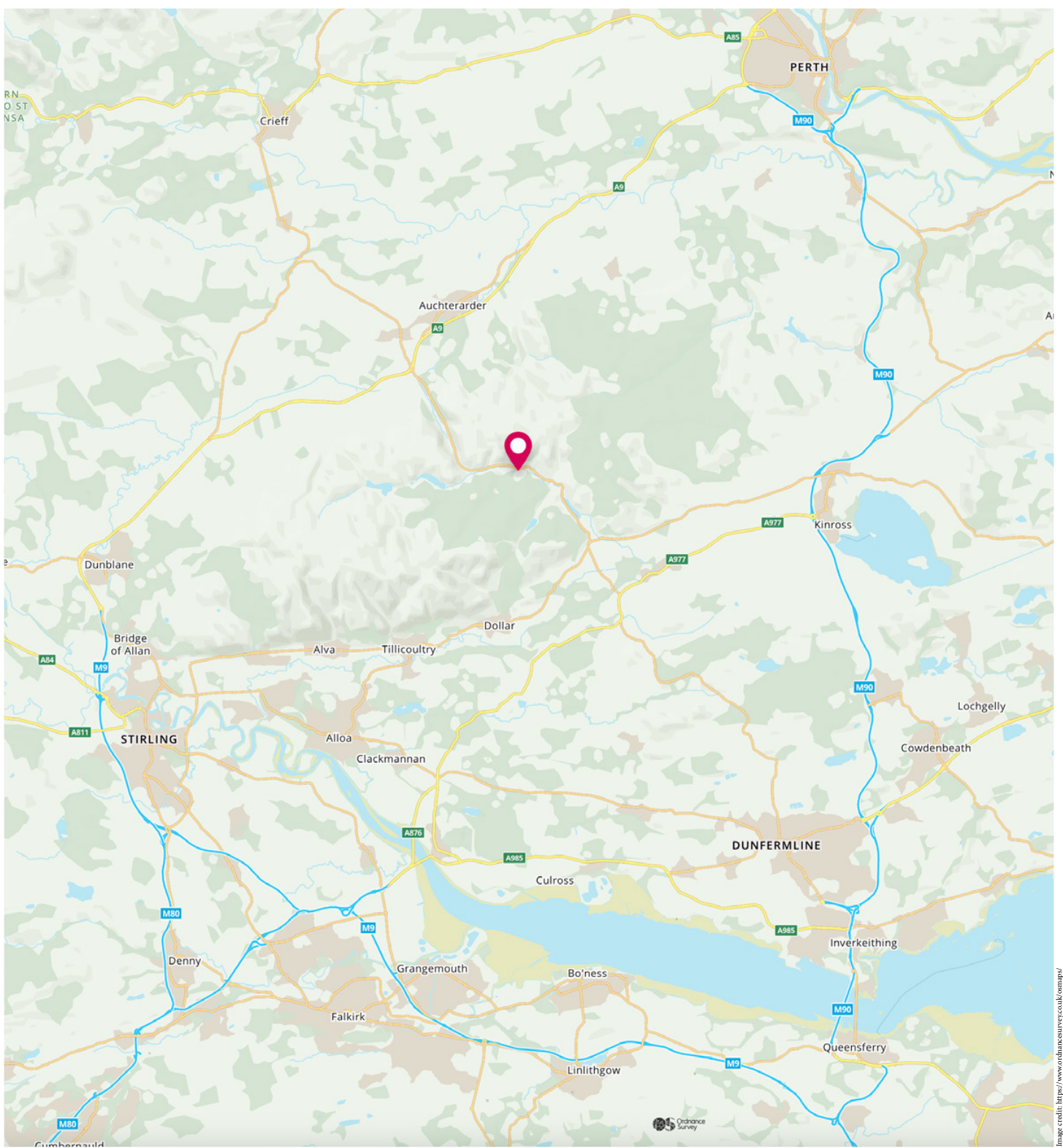




This outstanding Residential Park is set amidst heather-covered mountains with breath-taking views across the glen. Clear air, pure waters, lush countryside teeming with wildlife and highland grandeur, make Perthshire the perfect destination all year round! Outdoor lovers will appreciate being this close 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. 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. 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 Residential 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.

The Location



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Exchange
Available**



THE SUNDAY TIMES
 THE SUNDAY TIMES



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