



**PRIMROSE PROPERTIES**

**Prestige Burleigh Residential Lodge  
Glendevon Country Park  
Glendevon, FK14 7JY**



## **FIXED PRICE £199,995**

Prestige Burleigh Residential lodge situated within the Glendevon Country Park.

The lodge comprises: entrance hall leading to an open plan lounge/kitchen/dining room. Two double bedrooms with master en-suite and family bathroom. Being sold unfurnished. The lodge is heated by a gas central heating system, log burner fire and is fully double glazed throughout. Further benefiting the lodge is an enclosed private garden laid to lawn with excellent views of the local countryside and wrap around decking. There is also a chipped driveway with garden shed providing off street parking.

Glendevon Country Park is situated in a quiet locale within the village of Glendevon with excellent views of the hills and glens. It is close to the village of Muckhart where you can find local amenities such as a post office, convenience store and The Muckhart Inn. It is also within easy reach of the town of Auchterarder

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## PRIMROSE PROPERTIES

### **Entrance hallway** 7' 4" x 3' 8" (2.23m x 1.12m)

Entrance hallway with carpet tile flooring, and circular dome light fitment. Large built-in cupboard with space and plumbing for automatic washing machine and also housing the gas combination boiler. Access through to the open plan lounge/kitchen and dining room.

### **Lounge/dining area** 19' 0" x 17' 7" (5.79m x 5.36m)

lounge /dining area with carpeted flooring, three standard light fitments, two double radiators and a log burner fire. Double glazed windows to the front and side of the lodge with French Doors to the front giving access out to the decked balcony. Open plan to kitchen.

### **Kitchen** 9' 8" x 9' 4" (2.94m x 2.84m)

Modern kitchen fully fitted with cream wall and base units. Wood effect worktops incorporating a stainless steel sink with drainer and mixer tap. Breakfast island with integrated stainless steel gas hob and stainless steel extractor hood above. Built-in electric oven. Integrated dishwasher and fridge/freezer. Vinyl flooring and four-tier spotlight light fitment. Three panel double glazed window to the side of the lodge. Open plan to lounge/dining area.

### **Bedroom 1** 13' 6" x 8' 5" (4.11m x 2.56m)

Master bedroom with carpeted flooring, standard light fitment, circular dome light fitment and one double radiator. Space for free standing bedroom furniture. Three panel double glazed window to the side of the lodge. Access to en-suite.

### **En-suite** 6' 5" x 5' 0" (1.95m x 1.52m)

En-suite tiled and painted comprising of a white w.c., sink and corner shower cubicle with wall mounted shower of gas mains. Vinyl flooring, circular dome light fitment and chrome heated towel rail. Opaque double glazed window to the side of the lodge.

### **Bedroom 2** 9' 9" x 9' 1" (2.97m x 2.77m)

Second double bedroom with carpeted flooring, standard light fitment and one double radiator. Space for free standing bedroom furniture. Two panel double glazed window to the side of the lodge.

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### **Family Bathroom** 6' 3" x 5' 5" (1.90m x 1.65m)

Family bathroom tiled and painted comprising of a white w.c., sink and bath with wall mounted shower of the mixer tap. Vinyl flooring, circular dome light fitment and chrome heated towel rail. Opaque double glazed window to the side of the lodge.

### **Inner Hall** 7' 9" x 2' 8" (2.36m x 0.81m)

Inner hallway with carpeted flooring and circular dome light fitment. Access to two bedrooms and family bathroom.

### **Heating and Glazing**

The lodge is heated by a gas central heating system, log burner fire and is fully double glazed throughout.

### **Gardens**

There is a fully enclosed private garden laid to lawn with border of some small plants. Excellent views of local countryside.

### **Driveway/Parking**

To the back of the lodge is a chipped driveway providing off road parking. There is also a garden shed providing some additional outdoor storage space,

### **Extras Included**

Included in the sale are all floor coverings, carpets, curtain poles, curtains, blinds, integrated kitchen appliances, washing machine, bathroom fitments and garden shed.

### **Additional Information**

Site fees £2185.66 payable in April 2024

Council Tax Band – B

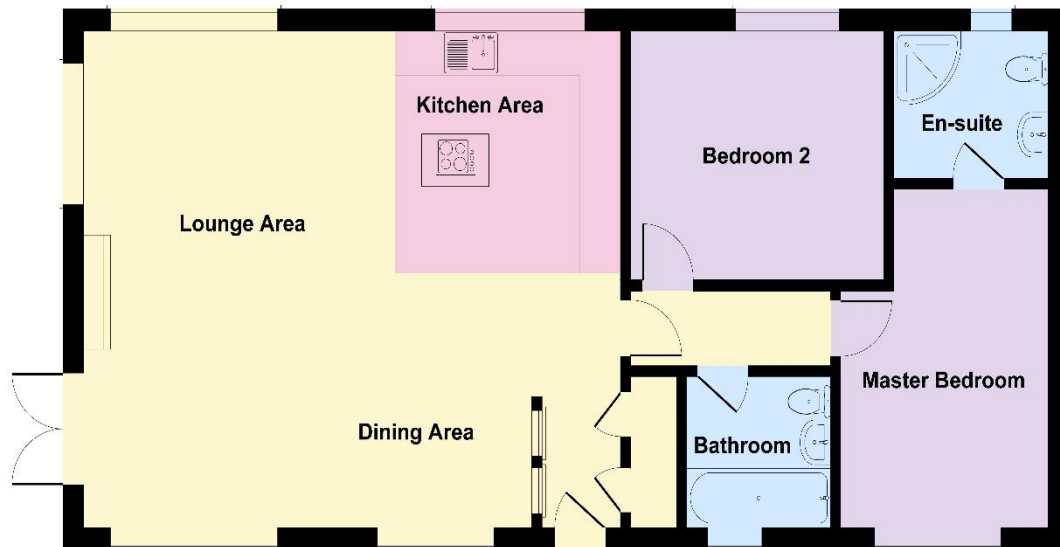
Gas and Electric billed quarterly

### **Choose your own furniture.**

The prestige Burleigh allow buyers to choose own furniture. We will include an amount in the sale to allow you to purchase own furniture.



## Prestige Burleigh



Not to Scale. Produced by The Plan Portal 2023  
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### Viewings

By appointment through Primrose Properties

01259 222950

[sales@primrose-properties.co.uk](mailto:sales@primrose-properties.co.uk)

### Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

