



PRIMROSE PROPERTIES

Woodland View 4
Dollar, FK14 7LX



FIXED PRICE £163,732

Brand New Holiday Lodge situated within the Dollar Lodge and Holiday Home Park, Dollar.

The lodge comprises: entrance hallway/utility, open plan lounge/dining/kitchen, two double bedrooms with master en-suite and family bathroom. The lodge is heated by a gas central heating system and is fully double glazed throughout. Further benefiting the lodge is a private garden area laid to lawn and chipped driveway providing off road parking.

Dollar is a charming residential village nestled at the foot of the Ochil Hills, lying 13 miles to the west of Stirling. There are a variety of quaint shops and cafes along the main street as well as a museum and town hall. Dollar has various sports facilities including an 18-hole golf course, tennis, squash, bowling and cricket clubs and a nearby equestrian centre. Various picturesque hill walks lead up Dollar Glen to Castle Campbell and nearby River Devon offers seasonal trout fishing. There is a nursery and primary school as well as one of Scotland's most respected private schools, Dollar Academy. For commuting, regular bus routes service Dollar also nearby major motorways provide links to the cities of Glasgow, Edinburgh and Perth.

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Lounge Area 19' 0" x 11' 8" (5.79m x 3.55m)

Lounge with carpeted flooring, ceiling spotlight fitments and large double radiator. Wall mounted electric fire. large double glazed two panel window to the front of the lodge and one double glazed to the side of the lodge. Open plan to dining/area and kitchen.

Dining area 9' 3" x 7' 5" (2.82m x 2.26m)

dining area with wood effect vinyl flooring, ceiling spotlight light fitment and large double radiator. double glazed patio doors giving access out to the decked balcony. Open plan to kitchen and lounge.

Entrance/Utility area 7' 5" x 5' 2" (2.26m x 1.57m)

Entrance/utility area fitted with wood effect wall and base units. Wood effect vinyl flooring, two ceiling spotlights and one single radiator. Built-in storage cupboard housing the gas boiler. Small double glazed window to the side of the property. Access to lounge area.

Kitchen 10' 2" x 7' 5" (3.10m x 2.26m)

Modern kitchen fully fitted with wood effect wall and base units. contrasting worktops incorporating a stainless steel sink with drainer and mixer tap. Gas cooker with stainless steel extractor hood above. Integrated dishwasher and fridge/freezer. Built-in microwave oven. Vinyl flooring, ceiling spotlight light fitments and one double glazed window to the side of the property.

Inner hallway 9' 6" x 2' 9" (2.89m x 0.84m)

Inner hallway with carpeted flooring, ceiling spotlight and one single radiator. Built-in storage cupboard. Access to two bedrooms and bathroom.

Bedroom 1 10' 7" x 9' 5" (3.22m x 2.87m)

Master bedroom with carpeted flooring, two ceiling spotlights and one double radiator. Large walk-in wardrobe with fitted units. Two panel double glazed window to the rear of the lodge. Access to en-suite.

En-suite 5' 4" x 4' 9" (1.62m x 1.45m)

En-suite comprising of a white w.c., sink and corner shower cubicle with wall mounted shower off the gas mains. vinyl flooring, one spotlight light fitment and one white wall mounted heated towel rail. Opaque double glazed window to the rear of the lodge.

Bedroom 2 9' 5" x 9' 0" (2.87m x 2.74m)

Second double bedroom with carpeted flooring, two ceiling spotlight light fitments and one double radiator. Large walk-in wardrobe with door giving access through to the family bathroom. Two panel double glazed window to the side of the lodge.

Family Bathroom 8' 7" x 6' 6" (2.61m x 1.98m)

Family bathroom comprising of a white w.c., sink and bath with wall mounted shower off the mixer tap. Vinyl flooring, one ceiling spotlight fitment and one white heated towel rail. Opaque double glazed window to the side of the lodge. A door gives access to bedroom 2.

Heating and Glazing

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

Gardens and Parking

There is a large decked balcony/patio to the side and front of the lodge. To the left side of the lodge is drying area laid out lawn. A chipped area to the side provides a private parking space.

Extras Included

Everything in the lodge is included in the sale price.

Additional Information

Site Fees



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Viewings

By appointment through Primrose Properties

01259 222950

sales@primrose-properties.co.uk

Opening Hours

Mon – Fri 9am-5pm

Sat 9:30am-1pm

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

