



Deans Properties
Deans Solicitors and Estate Agents LLP



B3 ROWAN VIEW
GLENDDEVON COUNTRY PARK, DOLLAR, FK14 7JY



PARK HOME

- Kitchen/Living/Dining Room
- Three Bedrooms
- Shower Room
- Additional W.C.
- Bespoke Shed
- Private Front Garden & Patio
- Driveway
- GCH & DG



An opportunity has arisen to purchase this lovely residential lodge, located in the scenic Glendevon Country Park. The location offers picturesque country walks and is a short drive from local amenities at Auchterarder and Dollar. The world-famous golf course at Gleneagles is also a short distance away. The accommodation comprises; open plan kitchen/living/dining room with triple aspect windows and patio doors to the patio, 3 bedrooms, shower room with white 3-piece suite and an additional W.C. with a toilet and wash hand basin. Externally, the property benefits from a large bespoke shed, private front garden with a wraparound patio, and a driveway. The property has gas central heating and double glazing. A full list of items included in the sale is available upon request. The appliances included are sold as seen with no warranty provided. Park rules are available upon request.



**B3 Rowan View,
Glendevon Country Park,
Dollar,
Clackmannanshire,
FK14 7JY**



Approx. Gross Internal Area
475 Sq Ft - 44.13 Sq M
Shed
Approx. Gross Internal Area
125 Sq Ft - 11.61 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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Call 0131 667 1900

Email: property@deansproperties.co.uk

www.deansproperties.co.uk