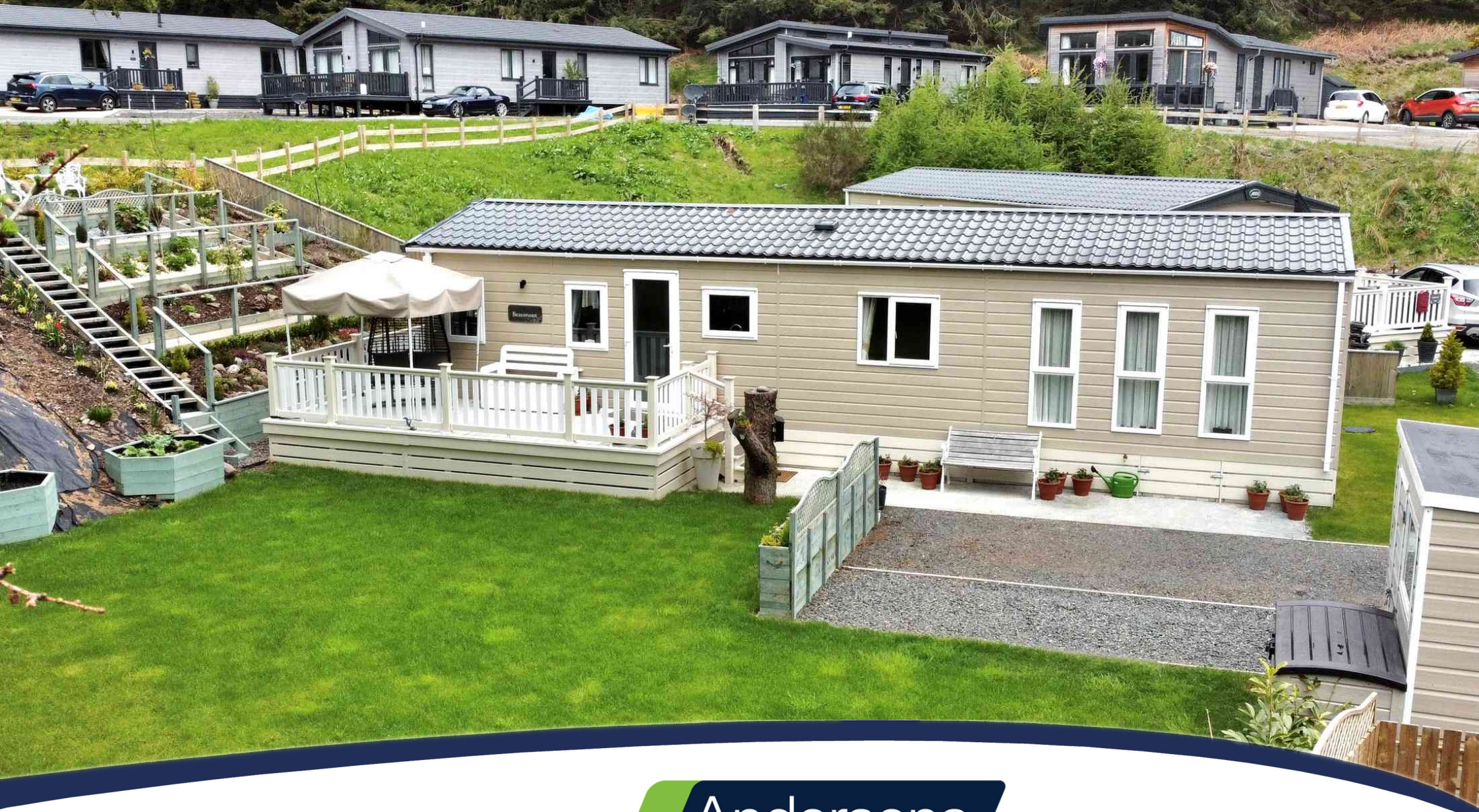


# R19, Wannaroo Lodge Glendevon Country Park, Glendevon



**Andersons**

Law Location Life

# R19, Wannaroo Lodge | Glendevon Country Park | Glendevon

Luxury Detached Lodge set on a large corner plot, offering a high degree of privacy and situated in the prestigious 'Glendevon Country Park'.

Nestled amongst the trees, the property offers peace and tranquility and beautifully presented spacious accommodation which comprises; Open Plan Sitting/Dining/Kitchen (newly fitted kitchen), Master Bedroom with Dressing Area & En Suite, Guest Bedroom and Shower Room.

The attractive gardens include a feature tiered garden, large lawned area and shed. Additionally there is a driveway for two cars.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Open Plan Kitchen/Sitting/Dining Room

The large open plan kitchen/sitting/dining room is highlighted by the panoramic sliding doors to the side, leading to a wrap around veranda and overlooking the attractive tiered garden. The sitting area has a fireplace with electric fire, two sofas (one converts into a sofa bed) and footstool. There are two windows to the front and two to the rear. The dining area accommodates a table with seating for four and has windows to the front and rear. The luxury kitchen has just been replaced and comprises; attractive worktops, storage units, pan drawers and ceramic sink and drainer. Fitted appliances include: oven with slide and hide door, microwave, extractor, electric hob, fridge/freezer, dishwasher and washing machine. There are windows to the front and rear, door to the front onto the decked wrap round veranda and a door into the inner hallway.

### Inner Hallway

The inner hallway provides access to the master bedroom, guest bedroom and shower room.

### Master Bedroom

The master bedroom has fitted wardrobe with sliding doors, additional over bed storage and two full length windows to the front. There is a door into the dressing area.

### Dressing Area

The dressing area has fitted wardrobes and shelving, full length window to the front and door into the en suite shower room.

### En Suite Shower Room

A luxury shower room which comprises; w.c, walk in shower, wall hung wash hand basin with storage and chrome towel radiator. There is a window to the side.

### Guest Bedroom

The guest bedroom has one single bed, but could easily accommodate either

double or twin set up. There is a fitted wardrobe with shelving, built in dressing table. storage over the bed and window to the front.

### Shower Room

The shower room comprises; wc, built in wash hand basin with storage, shower and cupboard housing the boiler with additional storage space.

### Gardens

The lodge is set on a large plot, predominantly laid to lawn with some shrubs and flowers and surrounded by large trees, giving a feeling of complete privacy. The feature tiered garden has decked walkways, flowers, shrubs and a lovely patio area to enjoy the beautiful surroundings. There is an additional lawned area to the rear of the lodge. There is a shed with power and light.

### Driveway

There is a driveway to the front of the property which can accommodate 2 vehicles.

### Extras

All furniture (except for a chair in the guest bedroom and small table in the sitting room), curtains and blinds are included into the sale.

### Heating

LPG Heating.

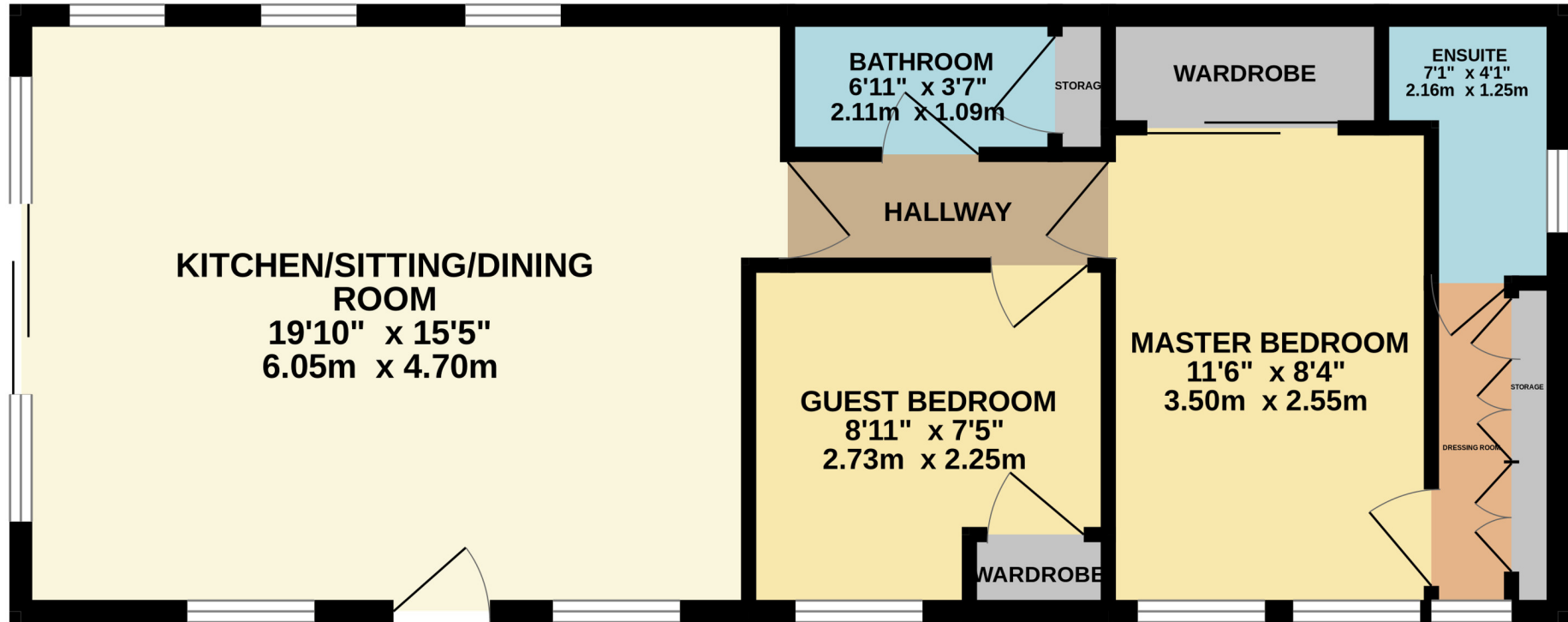
### Site Fees

Please note buyers must be over 50 year old. Site fees are available by request.

### Lodge Details

The 'Beaumont', built in 2021, with 8 years warranty still remaining. The lodge is 40 ft x 14 ft.

# GROUND FLOOR



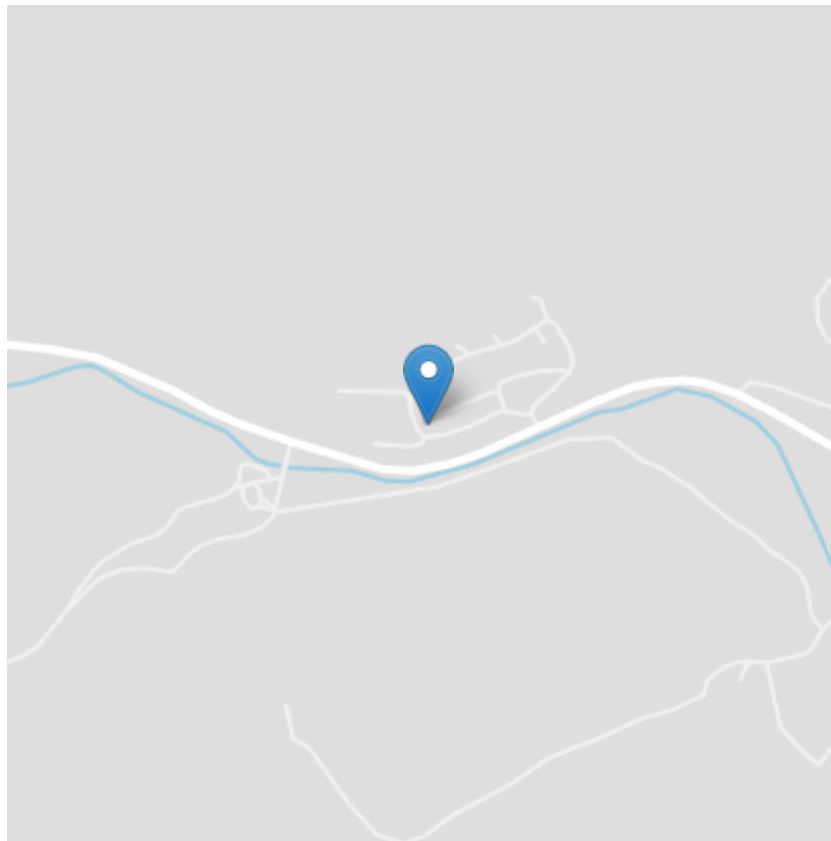
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GLENDDEVON COUNTRY PARK, GLENDDEVON - A BETTER PLACE TO LIVE

The sought after Glendevon Country Park is nestled amongst beautiful countryside, opposite the River Devon. Situated only a few miles from Auchterader and the renowned Gleneagles Hotel, this residential site is open all year round, with a great community of friendly owners. Anyone looking for outdoor pursuits is spoilt for choice, with many walking routes, golf courses and fishing to choose from. All for those who just want to enjoy the peacefulness and tranquility of nature, the park mingles perfectly with the outdoor surroundings. The Tormaukin Inn, a traditional Country pub and restaurant is only 1.5miles away with the town of Dollar, with its shops, cafes and local amenities only a mere 7 miles away.



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#### Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

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Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

