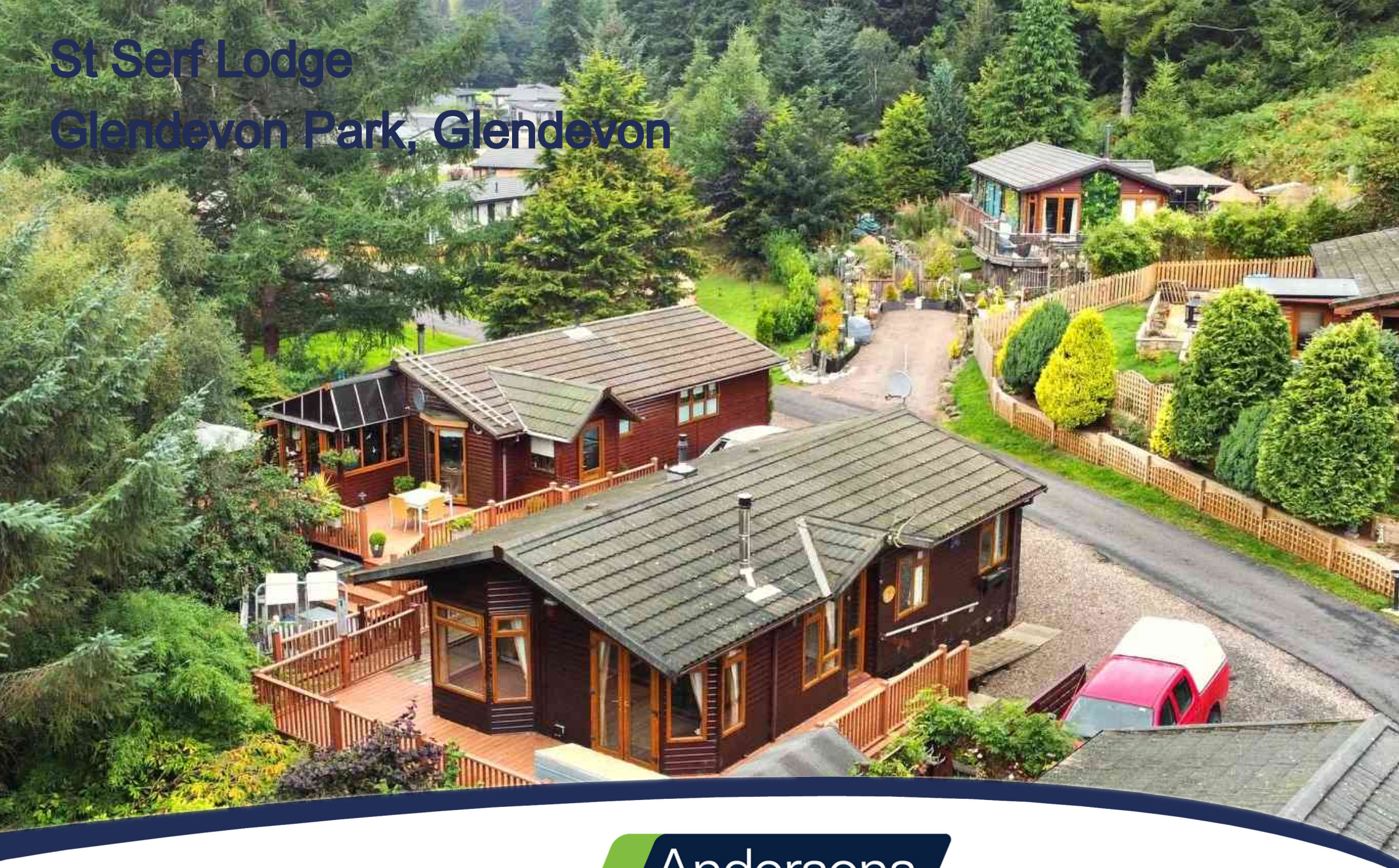


# St Serf Lodge Glendevon Park, Glendevon



**Andersons**

Law Location Life



# St Serf Lodge | Glendevon Park | Glendevon

Charming Norwegian Pine Lodge, situated in the highly sought after Glendevon Country Park, offering a permanent residence, holiday home or rental investment.

The spacious and well presented accommodation comprises; Entrance Hallway, Open Plan Kitchen/Dining/Sitting Room (French Doors to South Facing Sun Deck), Inner Hallway, Master Bedroom (En Suite Shower Room, 2 Further Bedrooms and Bathroom.

Additionally there is a large storage room, wrap around sun deck and driveway

Viewing is highly recommended and strictly by appointment only.







## Accommodation

### Entrance Hallway

Entry is from the side into the entrance hallway. There are doors providing access to the open plan kitchen/dining/sitting room, 3 bedrooms, bathroom and 2 storage cupboards.

### Open Plan Kitchen/Dining/Sitting Room

Impressive semi open plan Kitchen/Dining/Sitting Room. The kitchen has attractive storage units at base and wall levels, worktops, splash back tiling and stainless steel sink and drainer. Fitted appliances include oven, gas hob, extractor fan, washing machine and fridge freezer. There is a window to the side and open access, via one step, into the sitting room and dining room areas. The sitting Room has French doors to the rear onto a South facing sun deck, windows to the side, log burning stove and open access into the dining room area. The dining room area has windows to the rear and side and can accommodate a large dining table. and side, doors to the storage cupboard and inner hallway and French doors from the sitting room area to the front onto the South facing sun deck. There is ample room for a dining table.

### Master Bedroom

A spacious double bedroom with fitted wardrobes, window to the side and door to the en suite shower room.

### En Suite Shower Room

The en suite shower room comprises; shower cubicle, pedestal wash hand basin, wc and window to the side.

### Bedroom 2

A further double bedroom with window to the side.

### Bedroom 3

A third bedroom with window to the side.

### Bathroom

The bathroom comprises; bath with shower over, pedestal wash hand basin, wc and window to the side.

### Sun Deck

There is a South facing wrap around sun deck to sides and rear.

### Store Room

To the rear of the property is a useful storage room.

### Driveway

A driveway to the side provides parking for 2/3 vehicles.

### Heating

Gas central heating.

### Site Fees

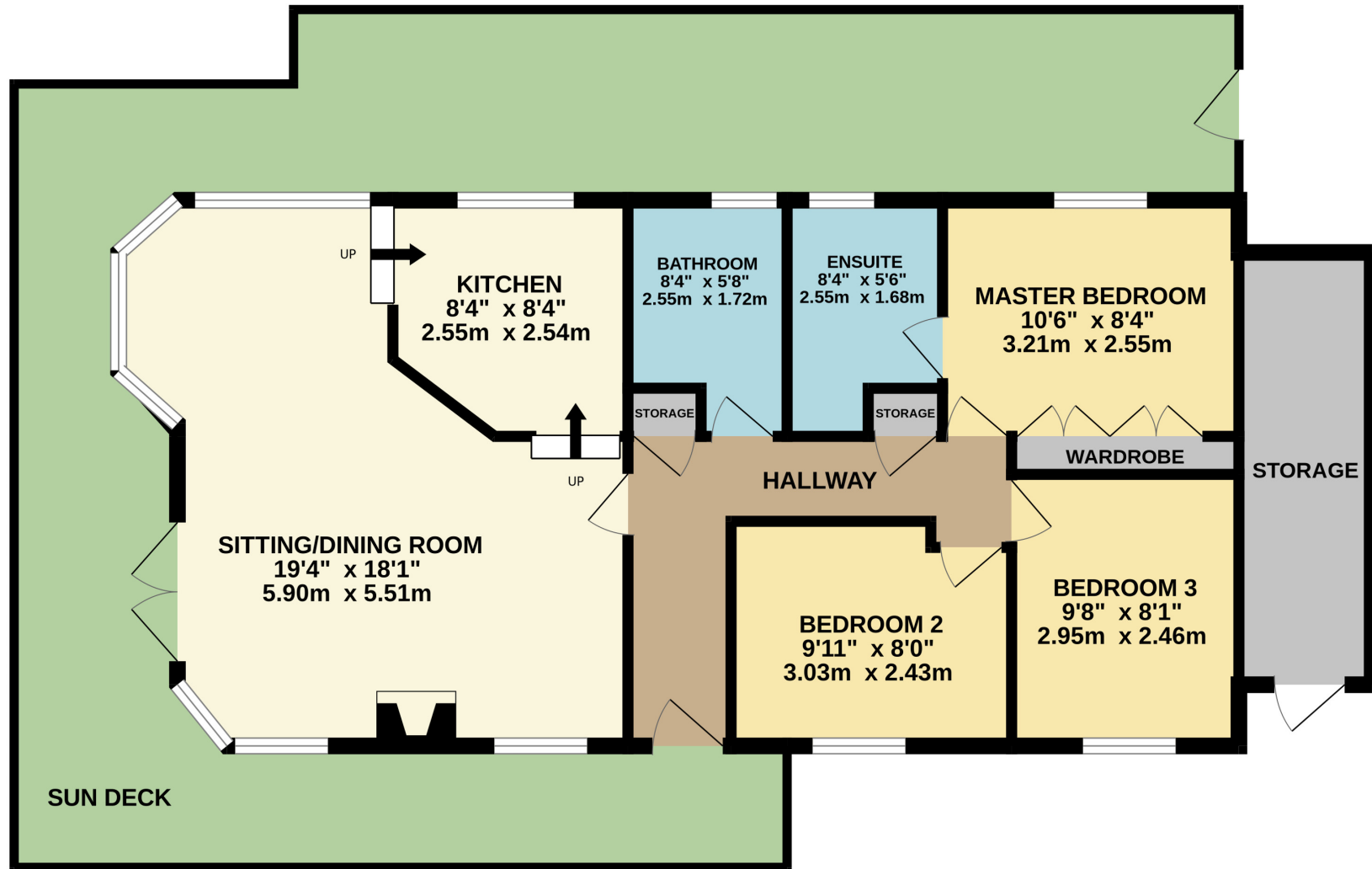
Site fees are available by request.

### Broadband

There is full fibre Broadband available at the property.



# GROUND FLOOR













# GLENDDEVON PARK, GLENDDEVON - A BETTER PLACE TO LIVE

The picturesque village of Glendevon is situated only a short distance from Auchterarder, with its range of local amenities. The main road through the glen offers breathtaking views north to the famous Gleneagles Hotel and Golf Course and the mountains around Loch Earn. The nearby town of Dollar has further amenities, including private education with the renowned Dollar Academy. With excellent commuter links, including Gleneagles Train Station. Glendevon offers countryside living, with easy access to Central Scotland, with Glasgow and Edinburgh less than 1 hour commute.



Andersons LLP  
40 High Street  
Kinross  
KY13 8AN

LP-2, Kinross

---

T: 01577 862405  
F: 01577 862829  
E: [property@andersons-kinross.co.uk](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://www.andersons-kinross.co.uk)

---

**Partners**  
John Wellburn LL.B DIP L.P N.P  
Lorna E. Miller LL.B DIP L.P N.P

---

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.

---

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

