



Rannoch, 35 Lochlands Leisure Park, Dundee Road

| Forfar | DD8 1XF

**Thorntons**   
The right way to move

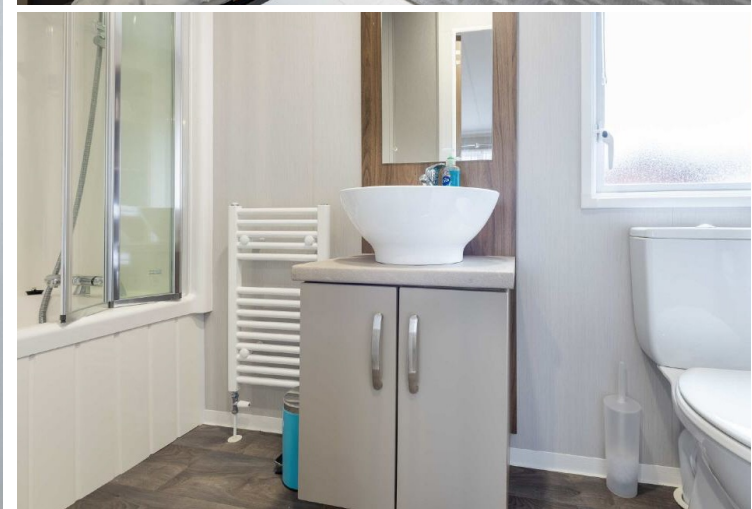


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This is an exceptional opportunity to obtain a well located and fully equipped luxury modern Lodge which is situated on the outskirts of the popular market town of Forfar and provides comfortable and spacious accommodation in walk-in condition throughout.





The subjects benefit from double glazing, LPG heating system and comprise: open plan lounge/dining kitchen with patio doors to the wood decking patio, 2 bedrooms (master with an en-suite bathroom) and a modern shower room. All floor coverings, blinds, curtains, furniture, television, cutlery, crockery, dishwasher, fridge/freezer, gas cooker, extractor hood, microwave and outdoor furniture are included.

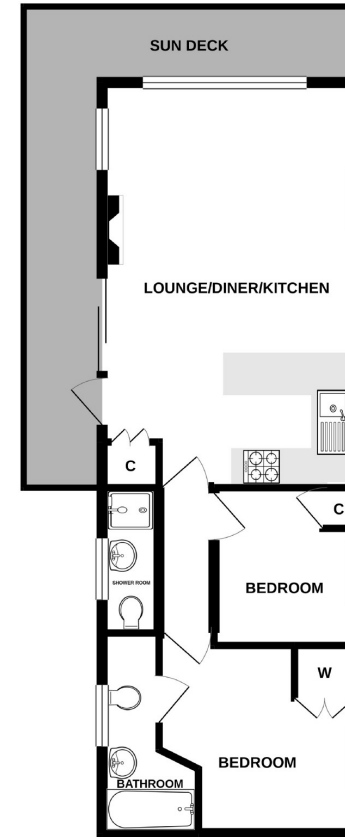
35 Rannoch is conveniently situated close to the popular Lochlands Mill amenities which incorporate a beauty salon, licensed restaurant, cafe and a small children's play area. Additional features include full hi-speed wi-fi available on the park and a self-service Laundrette. The driveway to the side of the Lodge provides parking for 2 vehicles. Please note the current annual site fee of £2,600 including VAT is paid up until 1st April 2023. The Lodge can be occupied 12 months of the year and a 39 ground site lease remains.



- Fully Equipped Luxury Lodge
- Open Plan Lounge with
- Dining Kitchen
- 2 Bedrooms (1 E/S Bathroom)
- Shower Room
- Double Glazing
- LPG Heating System
- Drive x 2 Vehicles
- Wood Decking Patio
- Annual Site Fee

Open Plan Lounge/ Dining Kitchen	21'4 x 13'8 6.50m x 4.17m
Bedroom 1	10'0 x 9'7 3.05m x 2.92m
En Suite Bathroom	9'5 x 5'0 2.87m x 1.52m
Bedroom 2	8'6 x 7'6 2.59m x 2.29m
Shower Room	8'7 x 3'6 2.62m x 1.07m

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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