







## Description

O'Malley Property are delighted to present to the market this beautifully presented 2 bedroom lodge set within the highly regarded Dollar Lodge Park.

The lodge opens into a bright and spacious living room, complete with a dining area that offers an inviting space for both relaxing and entertaining. From here, French doors lead out onto a private decking area, perfect for enjoying the outdoors during the warmer months. The adjoining kitchen provides ample worktop space, a range of wall and base units, and plenty of room for dining. It also comes fully fitted with integrated appliances including an oven, grill, 5 ring gas hob, microwave, dishwasher, fridge and freezer. A separate utility room adds further convenience, housing the washing machine as well as providing additional storage options.

There are two generously sized bedrooms, with the main bedroom benefiting from built-in storage and a private en-suite fitted with a bath, wash hand basin, and W/C. The second bedroom is also a comfortable double and sits close to the family bathroom, which includes a free-standing shower, wash hand basin, and W/C. Additional storage cupboards are located in the hallway, ensuring the home remains as practical as it is welcoming.

Externally, the lodge features a low maintenance outdoor space, with the decking providing the ideal spot to unwind or entertain. A further advantage is that the lodge can be occupied all year round and is sold fully furnished, making it a true move-in ready home. Situated within Dollar Lodge Park, residents benefit from peaceful surroundings while still being close to local amenities in Dollar and enjoying excellent transport links further afield.




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**“Spacious Property”**

### Living Area

19'11" x 19'3"

### Utility

6'9" x 6'0"

### Bedroom 1

10'4" x 9'5"

### En-Suite

9'5" x 5'6"

### Bedroom 2

9'5" x 9'4"

### Bathroom

7'1" x 6'7"

### Location

Dollar is a charming town set at the foot of the Ochil Hills, offering a beautiful backdrop and a welcoming community. The town has a great selection of local shops, cafes, and restaurants, as well as excellent schooling including the highly regarded Dollar Academy. With good transport links to Stirling, Perth, and beyond, Dollar provides an ideal balance of countryside living while remaining convenient for commuters.

### Property Misdescriptions Act 1991.

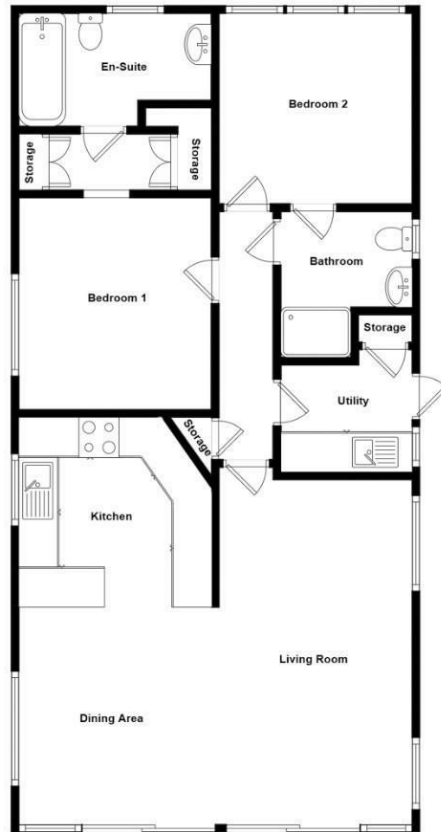
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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