



Rannoch, 35 Lochlands Leisure Park, Dundee Road

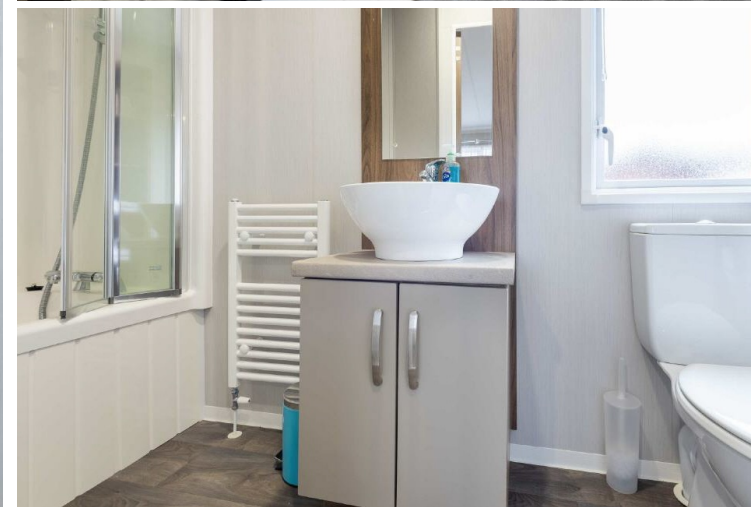
| Forfar | DD8 1XF

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Rannoch | 35 Lochlands Leisure Park, Dundee Road | Forfar |



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 2024.



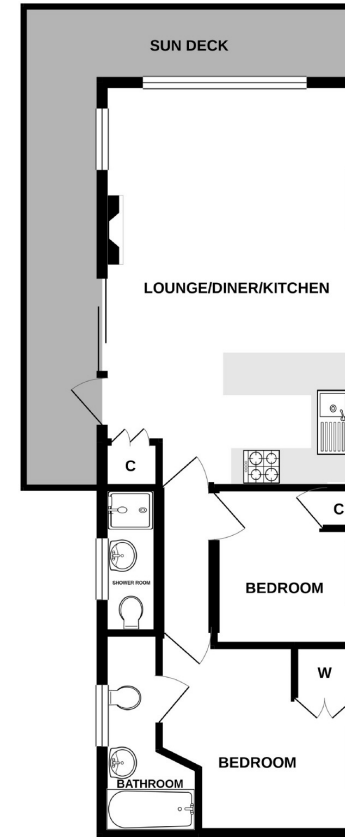
- Fully Equipped Luxury Lodge
- Open Plan Lounge with
- Dining Kitchen
- 2 Bedrooms (1 E/S Bathroom)
- Shower Room
- Double Glazing
- LPG Heating System
- Drive x 2 Vehicles
- Wood Decking Patio
- Annual Site Fee



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



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T: 01307 466886
E: forfar@thorntons-law.co.uk | www.thorntons-property.co.uk

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