

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Lakewood Lodge,

Riverview Holiday Park,  
Newcastleton, TD9 0TF

**OIRO £85,000**



Holding luxury at the forefront, with a stunning modern interior, the brand new Lakewood Lodge is a most impressive two-bedroom park home within the highly regarded Riverview Holiday Park, Newcastleton. Immersed in beautiful countryside views, the lodge creates the perfect space for socialising or creating those special family moments.



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### Ground Maintenance

The ground maintenance for the site is charged at £2,500.00 and includes all VAT, rates, water and refuse.



**Location:**

Open all year, the pet-friendly Riverview Holiday Park in the Scottish Borders is set within the rural serenity of rolling countryside overlooked by medieval towers and dotted with ancient villages. At Riverview you can own a luxury holiday lodge with waterside and country views for much less than a holiday lodge in Cumbria or a holiday lodge in Northumberland and enjoy easy access to all the same attractions.

**Description:**

Graced with a high quality design, the open plan living space offers a lounge, dining area and kitchen with large patio doors leading out to the private deck and affording the lodge with an abundance of natural light cascading throughout. Towards the rear of Lakewood Lodge, the internal accommodation offers a family shower room, principle bedroom with en-suite and a further double bedroom that is currently set out as a twin room. Externally, the private deck offers an idyllic space for al-fresco dining and enjoys breath-taking views over the surrounding countryside, while the lodge also benefits from off-street, private parking for two cars within the mono-block driveway. Ideal for those looking for a home-from home, those looking to expand or start a holiday letting portfolio or those seeking a haven to escape to with friends and family, look no further than Lakewood Lodge. Viewings are considered essential to fully appreciate.

**Fixtures and Fittings:**

Lakewood Lodge is offered in fully furnished condition and sale shall include all furniture, carpets and floorcoverings, kitchen fittings inclusive of the dishwasher, oven, fridge/freezer and washer-dryer, bathroom fittings, and light fittings.

**Services:**

Metered gas and electricity. Private water and drainage supply.

**EPC:**

Pending

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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Jedburgh,	Tel 01835 863 202
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.