



# Lodges & Caravans

FOR SALE



44 Lilliardsedge Holiday Park, Willerby Aspen Scenic, Oxnam, TD8 6TZ

Price £25,000

- 2 cosy bedrooms, ideal for families.
- Open-plan lounge with patio doors.
- Master bedroom with en-suite toilet.
- Located in scenic Lilliardsedge Park.
- Panoramic views from feature windows.
- 2 modern bathrooms for convenience.
- Fully fitted kitchen with island.
- Double glazing for year-round comfort.
- Enjoy on-site golf and restaurant.
- Viewing highly recommended!

# 44 Lilliardsedge Holiday Park, Willerby Aspen Scenic, Oxnam TD8 6T7

Nestled within the picturesque Lilliardsedge Holiday Park in the enchanting Scottish Borders, we are pleased to present this charming two-bedroom Willerby Aspen Scenic park home, built in 2012. Spanning an impressive 456 square feet, this well-maintained holiday retreat is a perfect blend of comfort and style, making it an ideal getaway for those seeking a tranquil escape.

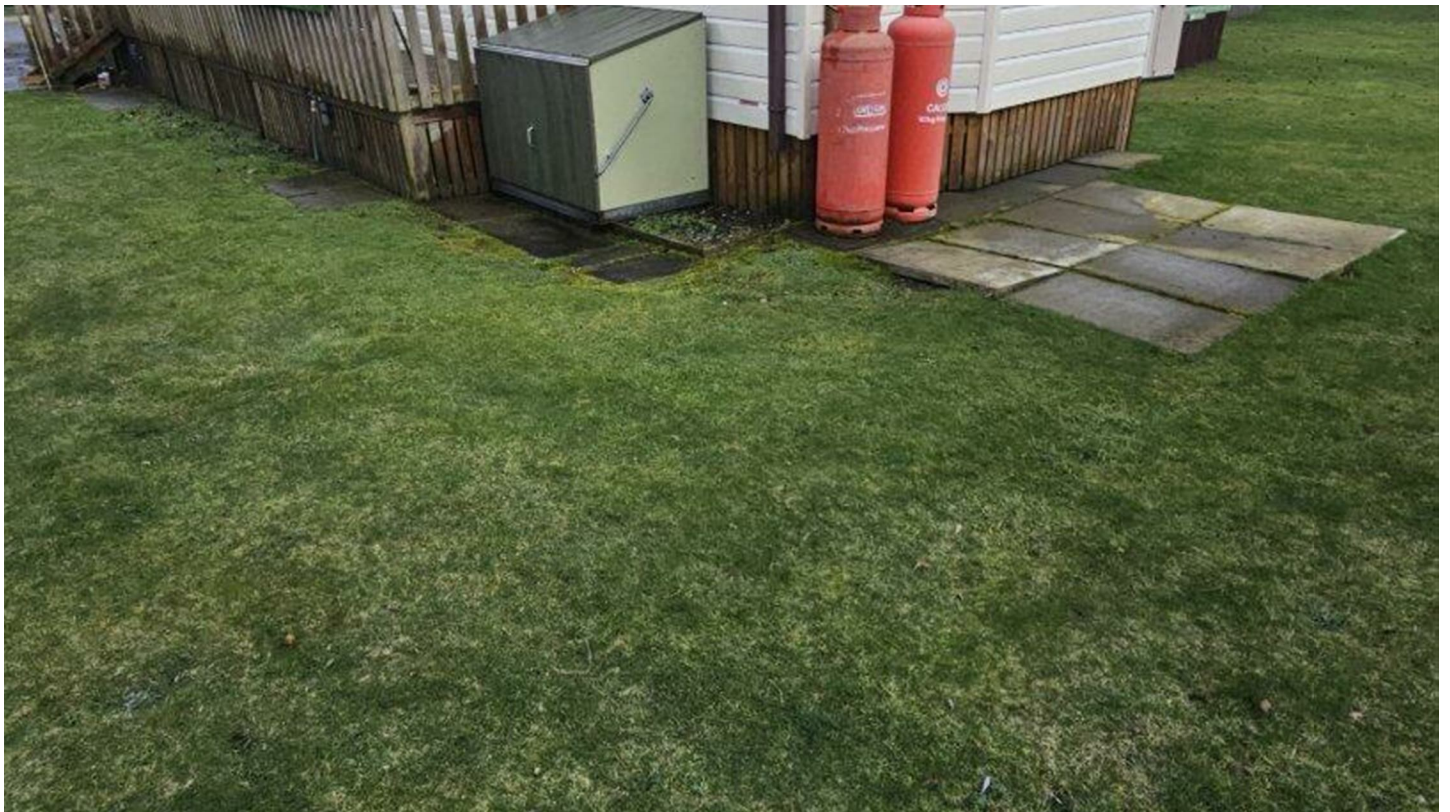
The Willerby Aspen Scenic is celebrated for its unique design, featuring expansive windows that offer breathtaking views and a vaulted ceiling that bathes the living and dining area in natural light. This creates a warm and inviting atmosphere, perfect for unwinding after a day spent exploring the stunning countryside.

The open-plan lounge and dining area is both spacious and bright, enhanced by patio doors that lead to the outdoors. This area is designed for relaxation and socialising, with ample cupboard space to keep your belongings organised. The fully fitted kitchen is a culinary delight, equipped with an integrated fridge and freezer, a gas hob and oven, and generous worktop space. The addition of a kitchen island provides extra room for meal preparation, making cooking a pleasure.

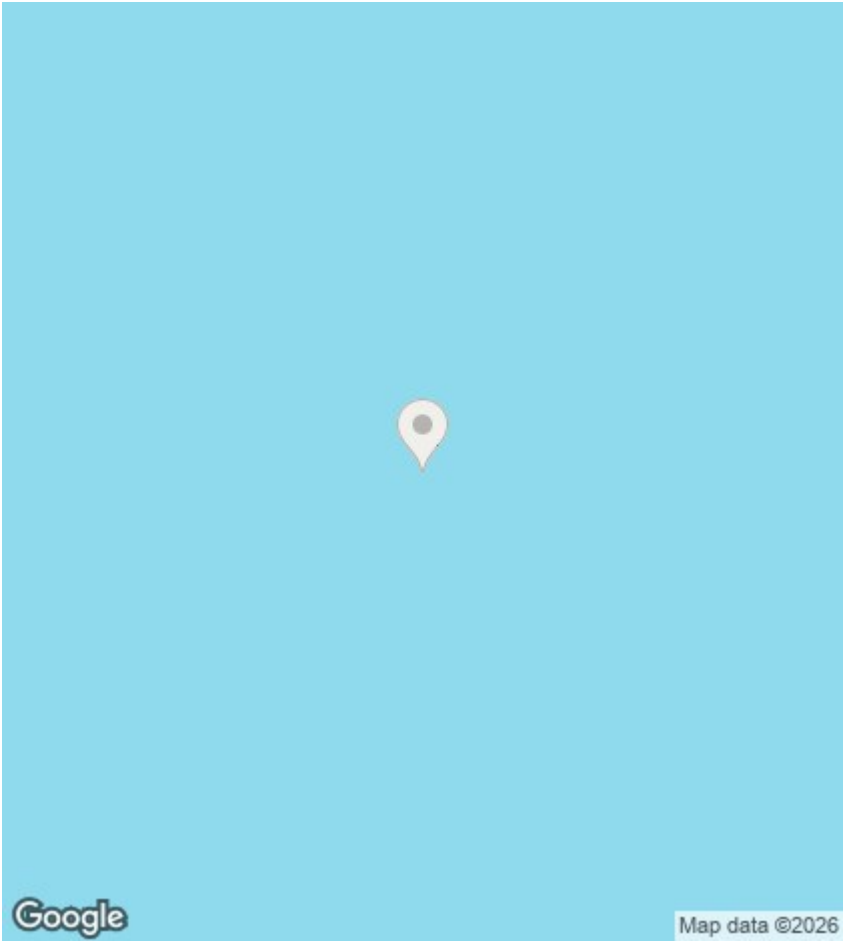
The master bedroom is a serene sanctuary, complete with its own en-suite toilet for added privacy and convenience, as well as fitted wardrobes for ample storage. The second bedroom, ideal for children or guests, features twin single beds and additional storage options.



Council Tax Band: Exempt







### Directions

### Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	