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Leading Perthshire Estate Agency

Lodge 205, Tummel Valley, Tummel Bridge, Pitlochry, PH16 5SA

Fixed Price £94,500

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH16 5SA

Many thanks for your interest with Lodge 205, Tummel Valley, Tummel Bridge, Pitlochry, PH16 5SA.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The property is located within the Tummel Valley Holiday Park and Resort in the picturesque village of Tummel Bridge in the heart of rural Perthshire.

Tummel Bridge is a popular holiday and tourist destination with nearby attractions including The Queens View, The Fairy Mountain of Schiehallion and the historic town of Pitlochry which lies approximately 12 miles away.

Within the Holiday Park there is an indoor heated pool, splash pool, sauna, Boathouse bar and restaurant, Costa Coffee on the deck with riverside views, children's play park, crazy golf, multi sports court and shop.

The lodge has approximately 28 years remaining on the lease (with option to extend at the end of lease) and would make an excellent holiday home or small business proposition.



Property Summary

We are delighted to bring to the market this THREE BEDROOM DETACHED HOLIDAY LODGE situated within the prestigious Tummel Valley Holiday Park & Resort in the desirable Highland village of Tummel Bridge.

The property is quietly tucked away in a wooded area within the resort.

The spacious and immaculately presented accommodation comprises: bright and spacious open plan lounge/dining kitchen with dual aspect windows, feature fireplace and doors opening to the decked seating area. Within the kitchen there are integrated appliances including double oven/grill, hob, microwave, fridge, freezer and dishwasher: 3 bedrooms with fitted storage and the principal having and en-suite shower room and family bathroom with white suite. There is double glazing and gas central heating throughout the lodge. Parking is available to the side of the lodge.

The lodge is fully furnished and ready for use as a holiday home or small business proposition. The property sleeps 8 as the sofa turns into a bed.



Key property features

- ✓ 3 Bedroom Detached Lodge
- ✓ Immaculately Presented
- ✓ Perfect holiday home and/or small business
- ✓ Parking for 3/4 vehicles
- ✓ Excellent rental income
- ✓ Willerby Portland model 40ft x 20ft
- ✓ Max Sleeping Capacity 8
- ✓ Tranquil location
- ✓ Onsite facilities including swimming pool & multi sports court
- ✓ Boathouse bar & restaurant & Costa Coffee









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

Have a property to sell?

An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

LODGE DETAILS

Willerby
 Model Portland
 Serial No. WT 4666/001
 Model Year 2019
 Pitch Number TV00205
 LENGTH (feet) 40.00
 Width (feet) 20.00
 Bedrooms 3 1 kingsize, two x twin rooms
 Max Sleeping capacity 8
 Double glazing and central heating - yes
 Pitch Type Lodge

LETTING THE PROPERTY

The property is already furnished with top of the range furniture and equipment and ready to let out or use as a holiday home. It can be let out privately or through the site for ease of maintenance.

LOUNGE/KITCHEN/DINER

23' 8" x 19' 5" (7.21m x 5.92m)

BEDROOM

13' 7" x 8' 6" (4.14m x 2.59m)

BEDROOM

10' 5" x 8' 0" (3.18m x 2.44m)

BEDROOM

8' 5" x 8' 2" (2.57m x 2.49m)

EN-SUITE

5' 7" x 4' 10" (1.7m x 1.47m)

BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

The only Perthshire estate agent available 7 days until 9pm

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