

Buying with **Next Home**

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

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Many thanks for your interest with Lodge 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.

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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

- **У** 3 Bedroom Detached Lodge
- ✓ Immaculately Presented
- ✓ Perfect holiday home and/or small business
- **Y** 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













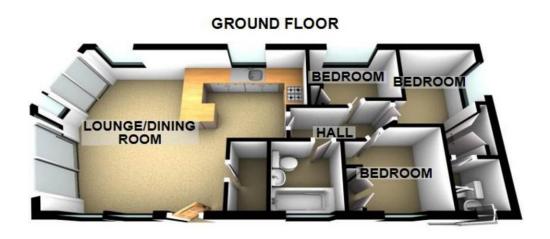








Floorplans









Property Room sizes

LODGE DETAILS

Willerby

Model Portland

Serial No. WT 4666/001

Model Year 2019

Pitch Numb er 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"x8'6"(4.14m x2.59m)

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"x5'6"(2.08m x1.68m)

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

1a James Square, Crieff.......01764 65 00 44211 High Street, Auchterarder......01764 66 36 66Email sales@nexthomeonline.co.uk

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