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Leading Perthshire Estate Agency

Mirepoix Lodge, The Moorings@Parc Royale, Bridge Of Tilt, Pitlochry, PH18 5TE

Fixed Price £139,950


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

Mirepoix Lodge, Invertilt Road, Bridge Of Tilt,
Pitlochry, PH18 5TE

Many thanks for your interest in Mirepoix Lodge, Invertilt Road, Bridge Of Tilt, Pitlochry, PH18 5TE.

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 renown 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 01764 42 43 44.

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

On site there is the Steading Spa complex with swimming pool, Jacuzzi, steam room and gym currently undergoing a full re-furnishment & extension to include additional new facilities.

The Loft restaurant is also available onsite for dining and drinks. The stunning village of Blair Atholl is set amidst the beautiful Perthshire countryside and a wide range of outdoor activities are available in and around the area including walking, fishing, bowling, golfing, and horse riding.

There is a range of local amenities within the village including a post office, store, newsagent, hotel with restaurant, garage, and Old Mill tearoom together with gift shops and a fish and chip shop/restaurant.

The village is bypassed by the A9 trunk route providing quick access to the North and South. Blair Atholl is served with a railway station and the overnight Inverness to London sleeper stops in Pitlochry which is located approximately 6 miles to the South.



Property summary

We are delighted to bring to the market this immaculate TWO BEDROOM HOLIDAY LODGE situated within The Moorings area of Parc Royale resort in the village of Blair Atholl.

The property is situated on an elevated site with large area of decking to enjoy Al Fresco dining all year around.

The accommodation comprises entrance hall with cupboard; open plan living/dining/kitchen with fitted appliances including a wine cooler, oven, hob, fridge/freezer, and dishwasher.

There is a feature fireplace within the lounge and door leading to the main decking area. The bathroom has a modern white suite and is adjacent to the twin bedroom. The principal bedroom has a walk-in dressing area and En-suite shower room in white.

The windows are double glazed and there is gas central heating. Parking is available to the side together with a utility store which has the benefit of power and light.



Key property features

- ✓ Elevated Modern Lodge
- ✓ 2 Bedroom
- ✓ Open plan living accommodation
- ✓ Bathroom & En-suite
- ✓ Large decking area
- ✓ 21 Years lease remaining
- ✓ Use of onsite facilities
- ✓ Perfect second home/holiday investment
- ✓ Tranquil location near the River Tilt
- ✓ Walks & Excellent cycle routes nearby



Floorplans





Property Room Sizes

OPEN PLAN KITCHEN/DINING/LOUNGE 20' 2" X 12' 11" (6.15M X 3.94M)

HALL 13' 5" X 3' 1" (4.09M X 0.94M)

BEDROOM 8' 11" X 8' 8" (2.72M X 2.64M)

DRESSING AREA 3' 10" X 3' 7" (1.17M X 1.09M)

EN-SUITE SHOWER ROOM 9' 9" X 3' 7" (2.97M X 1.09M)

TWIN ROOM 9' 6" X 7' 10" (2.9M X 2.39M)

BATHROOM 5' 5" X 5' 2" (1.65M X 1.57M)



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.



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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

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