

RED KITE & RED SQUIRREL LODGES

BRAE LODGE, ARDEONAIG, PERTHSHIRE, FK21 8SY

FIXED PRICE £95K PER LODGE



RED KITE

RED SQUIRREL

RED KITE & RED SQUIRREL LODGES

BRAE LODGE, ARDEONAIG, PERTHSHIRE, FK21 8SY

Irving Geddes are delighted to offer for sale two holiday lodges enjoying a private rural yet accessible location close to the hamlet of Ardeonaig, a mile off the south Loch Tay Road. To the south of the former outdoor centre 'Brae Lodge', now in private hands, are two timber-built chalets: Red Squirrel Lodge and Red Kite Lodge. Sold separately, the chalets are holiday lodges & cannot be lived in as permanent residences. Previously run as holiday lets, with valid short term letting licences (those looking to continue letting will have to re-apply, as they are non-transferrable). Further details in this regard are available on request. Each chalet is fully equipped & furnished, with layouts comprising; LOUNGE open to fitted KITCHEN, 2 BEDROOMS & SHOWER ROOM. There is a private entrance off the access drive, a small south-facing garden & shared parking.

The chalets are in a stunning setting in the hills to the south of Loch Tay, amongst breath-taking scenery, with surrounding woodland & mountains rising above the loch. This area is popular for hill walking with The Rob Roy Way passing the access drive. It is home to a rich variety of wildlife, with many species of birds, including ospreys, and red squirrels. Otters are sometimes seen on the loch shore. Loch Tay offers sailing, boating and fishing. Other attractions include the Scottish Crannog Centre and Dewars Distillery.

Killin & Kenmore are the local villages at either end of Loch Tay. Killin has local shops, pubs & hotels, & the much-photographed Falls of Dochart is a stunning spot. Kenmore has a hotel & pub, café, local deli & shop. There are 9 hole golf courses in both villages & 18 holes at The exclusive Taymouth Castle luxury golf & sport club development. Aberfeldy has an extensive choice of restaurant & retail units along with a school campus/leisure centre. The refurbished Ardeonaig Hotel opened in 2021.

Despite their highland setting, the chalets are centrally located & easily accessible. Perth is 46 miles and both Edinburgh and Glasgow are within 80 miles. Pitlochry railway station is on the mainline from Inverness to London and served by the ScotRail sleeper service. The A9 is the principal access route into the Highlands & links with the M90 south to Edinburgh. Edinburgh Airport is on the near side of the city.

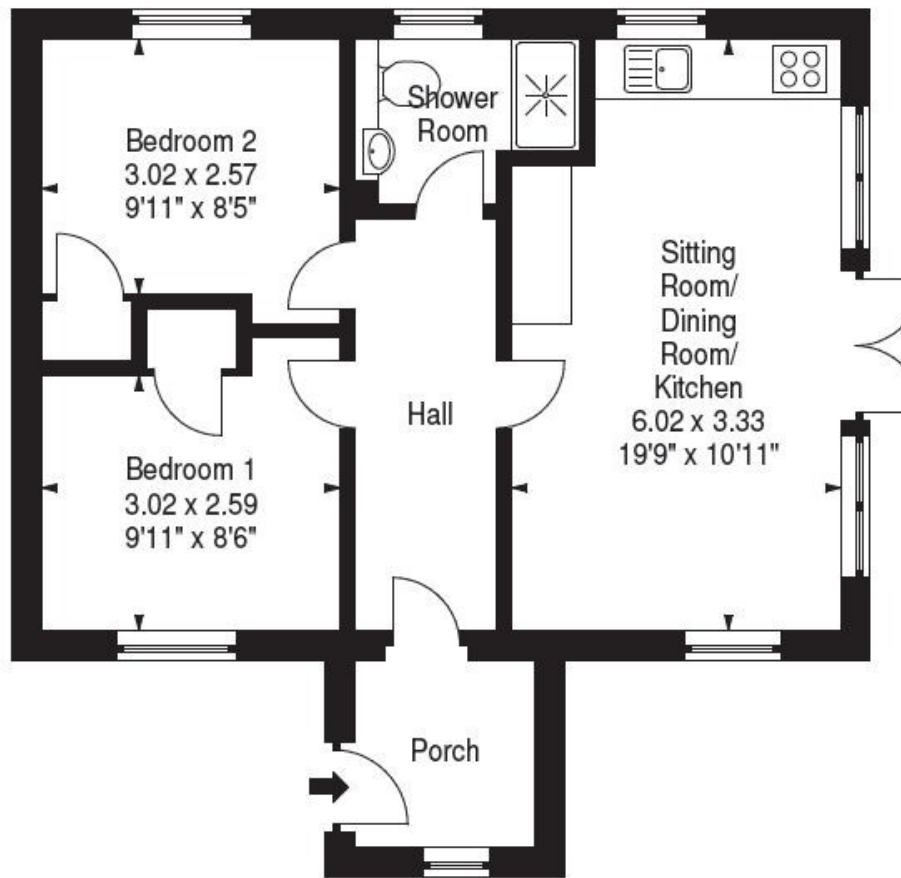








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.



Services Mains electricity & water, electric heating, private drainage. Broadband and 4G available on site.

Viewing Strictly by appointment - Irving Geddes on 01887 822722.

Energy Performance Rated 'E'

Fixed Price £95,000 per chalet **Home Report Value** £100,000

Directions

Take the A827 west through Aberfeldy and continue towards Kenmore. Just before Kenmore turn left onto the south Loch Tay road. Follow this road for about 9 miles. Immediately opposite the Ardeonaig Hotel, take the road signposted 'Abernethy Ardeonaig'. Continue for a mile, passing the former Outdoor Centre and the chalets are located a short distance further, on the left hand side.



Irving Geddes
W.S. • Solicitors • Estate Agents



LODGES

Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722