

Lodge 605  
Duchally Country Estate  
Gleneagles, PH3 1PN  
Fixed Price - £180,000



Lodge 605, Duchally Country Estate, Gleneagles,  
Fixed Price - £180,000

Beautifully presented three bed fully equipped holiday lodge with bedrooms all at ground floor level, situated within the luxurious Duchally Country Estate, only a short drive of Gleneagles. With 52 modern 2/3 bed lodges within the picturesque grounds, stylish leisure complex with heated swimming pool, steam room, sauna, spa bath and children's pool along with an award winning restaurant there is plenty to keep the whole family occupied. **Management fees for two years will also be included in sale!**



Accommodation –

**Hall –**

Key fob door entry system, laid with solid wood flooring. Large storage cupboard. Access to all accommodation and carpeted stairwell to open plan living/dining/kitchen area.

**Bedroom 1 – 3.45m x 3.05m (approx)**

Spacious double looking over front of property, large built in wardrobes, carpeted.

**Ensuite – 2.50m x 1.68m (approx)**

Modern white 3 piece suite, tiled flooring, large shower cubicle, mains shower.



**Bedroom 2 – 4.45m x 3.20m (approx)**

Large twin room with built in wardrobes, shelving and hanging rail, carpeted.

**Shower Room – 2.07m x 1.97m (approx)**

Three piece suite consisting of wc, basin and shower cubicle with electric shower, tiled flooring.

**Bedroom 3 – 3.80m x 3.90m (approx)**

Another good-sized double with built in storage, carpeted.

**Ensuite – 3.50m x 1.68m (approx)**

Four piece suite consisting of wc, basin, bath and shower cubicle with electric shower.

**First Floor –**

Stunning open plan living/dining/kitchen with dual aspect views and patio doors leading to a raised decked patio. Large storage cupboard.

**Lounge – 6.65m x 5.70m (approx)**

Bright airy lounge, hard wood flooring, patio door leading to patio.

**Dining Area – 3.18m x 3.14m (approx)**

Hard wood flooring, dual aspect windows, leading to;

**Kitchen 3.15m x 2.15m (approx)**

Modern high gloss kitchen with integrated d/w, f/f, w/m, electric hob, oven and microwave, tiled flooring



### Extras –

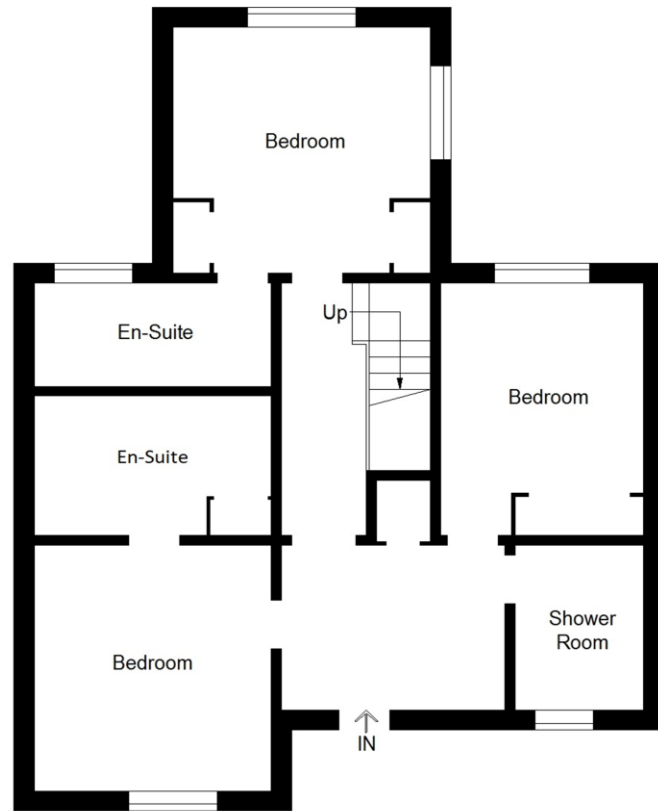
This property is sold fully furnished as seen being a great benefit to any investor.

### EPC – D

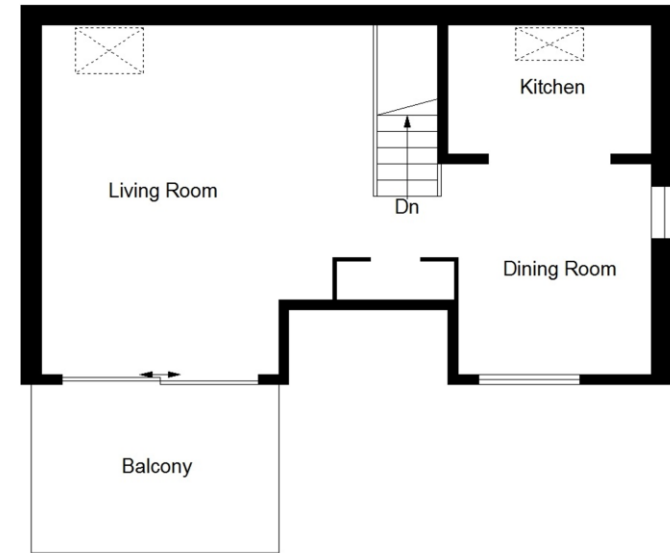
Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy  
 Almondbank  
 Bankfoot  
 Coupar Angus  
 Luncarty  
 Murthly  
 Newburgh  
 Perth  
 Ruthvenfield  
 Scone  
 Stanley  
 St Madoes



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1095567 / Ref:88409)

**NeilWhittet**  
 solicitors and  
 estate agents

25 Barossa Street, Perth PH1 5NF

Tel: 01738 628900  
 Email: [ajr@neilwhittet.co.uk](mailto:ajr@neilwhittet.co.uk)

**Zoopla**

**SPC** SCOTLAND  
 spscotland.co.uk

