

6 BRAIDHAUGH HOLIDAY PARK  
CRIEFF, PERTSHIRE, PH7 4DH





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We are delighted to offer for sale this immaculately presented and upgraded spacious holiday lodge located within the idyllic Braidhaugh Holiday Park. Located towards the edge of Crieff along side the River Earn, the property benefits from generous living space, an enviable riverside setting, outdoor terrace, ample private parking, full double glazing & gas central heating.

Accommodation comprises a fantastic open plan LOUNGE & DINING KITCHEN flooded with natural light, with contemporary units, central kitchen island, solid-wood flooring, patio door to terrace and lovely river views. There are TWO DOUBLE BEDROOMS (both with built-in wardrobes), the master with generously sized EN-SUITE SHOWER ROOM, BATHROOM & HALL with large cupboard. The property boasts a wrap-around decked terrace with private patio area overlooking the river, and two private parking spaces. Viewing is strongly recommended to appreciate both the quality of the lodge and the beautiful surroundings.

Ideally situated within spectacular scenery with an abundance of facilities on the doorstep, a perfect base from which owners and their family/friends can explore Perthshire. There are fantastic visitor attractions, a choice of hotels, award winning restaurants, cafes and a wealth of outdoor pursuits and country walks. Excellent travel links provide access to many towns & villages including Comrie, Perth, Stirling and beyond.

**Items included** All fitted floor coverings, light fittings and blinds are included in the sale, as are the white goods (integrated oven, microwave, inset hob), washing machine, tumble dryer and free-standing fridge/freezer. Additional contents available through separate negotiation.

**Directions** From the offices of Irving Geddes head west down Lodge Street turning left again in to Burrell Street. From there continue straight ahead in to North Bridge Street and over Crieff Bridge. The Braidhaugh Holiday Park can be found on the next right hand turn just into Strowan Road.

### Additional Information

- Holiday home use only (owners permitted to reside for a max of 50 weeks per year)
- Holiday letting not permitted
- Gas & mains electricity (paid quarterly)
- Annual site fees apply (c£4,100).
- Shop/office/cafe on site
- Security barrier
- Site open all year

**Viewing** strictly by appointment only through Irving Geddes.







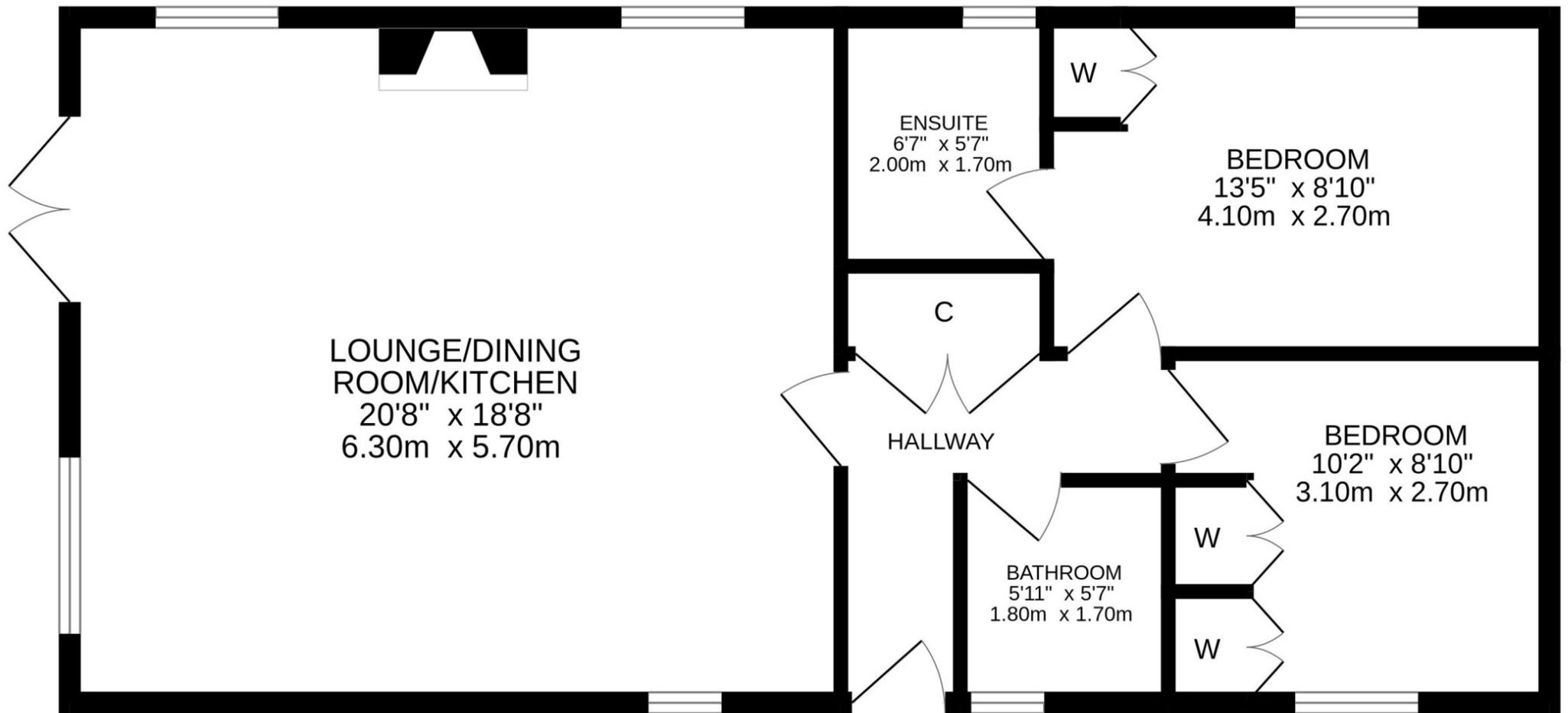


LivingGeddes  
W.S. • Solicitors • Estate Agents









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.



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

Crieff  
14 Comrie Street, PH7 4AZ  
Tel: 01764 653771

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

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