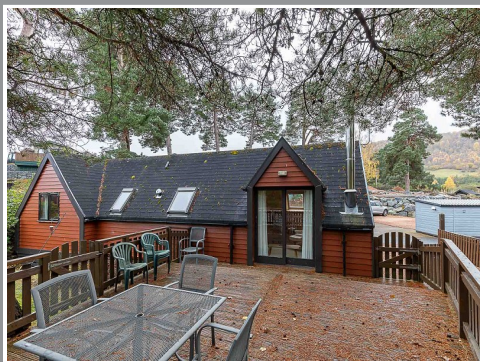




Partridge Lodge, Lodge 33, River Tilt Park, Bridge Of Tilt, PH18 5TE

Offers Over **£100,000**



51 Atholl Road, Pitlochry. PH16 5BU  
01796 472606

J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 — 



**Partridge Lodge,  
Lodge 33,  
River Tilt Park,  
Bridge Of Tilt, PH18 5TE**

Offers Over  
**£100,000**

J&H Mitchell are delighted to bring to the market this two-bedroom holiday lodge situated in a beautiful riverside setting in the award-winning River Tilt Leisure Park.



This spacious lodge comprises living room with sliding patio doors to the decking at the rear and feature gas fire; dining kitchen with integrated electric oven and gas hob, with extractor hood above; two double bedrooms and bathroom, with shower over bath. The lodge benefits from gas central heating and double glazing.

Outside, the lodge is bordered with timber fencing, has a gravelled driveway with adequate parking for several cars and a timber storage shed. The highlight is the decked patio to the rear, overlooking the River Tilt, beautiful in all seasons.

The lodge is leasehold and has 19 years remaining on the lease. The lease can be extended, at the discretion of the Park Owner and at terms to be agreed. The current ground rent can be discussed upon enquiry.

Please note that this property may be used as holiday accommodation only, and not as a permanent residence.

Viewing is highly recommended and strictly by appointment.

**Entrance** (6' 10" x 4' 11") or (2.08m x 1.50m)

**Hallway** (5' 7" x 2' 4") or (1.71m x 0.72m)

**Living Room** (13' 0" x 11' 11") or (3.96m x 3.63m)

**Kitchen** (9' 3" x 6' 7") or (2.81m x 2.00m)

**Dining Room** (9' 7" x 5' 5") or (2.91m x 1.64m)

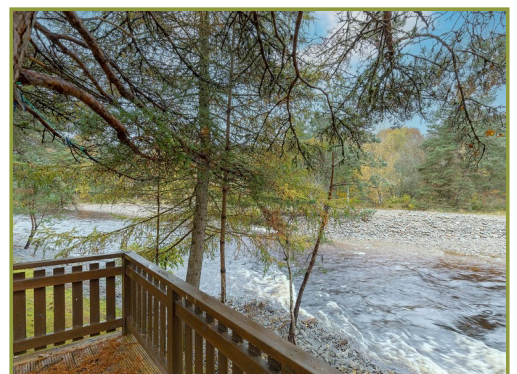
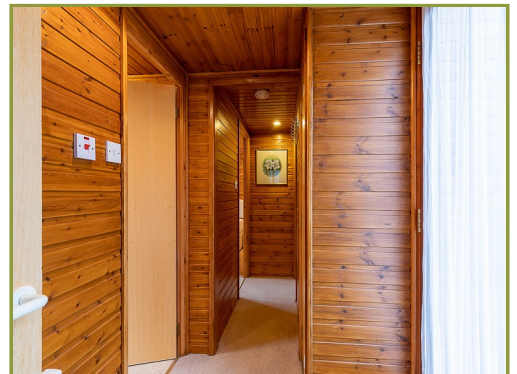
**Bathroom** (6' 9" x 4' 10") or (2.07m x 1.48m)

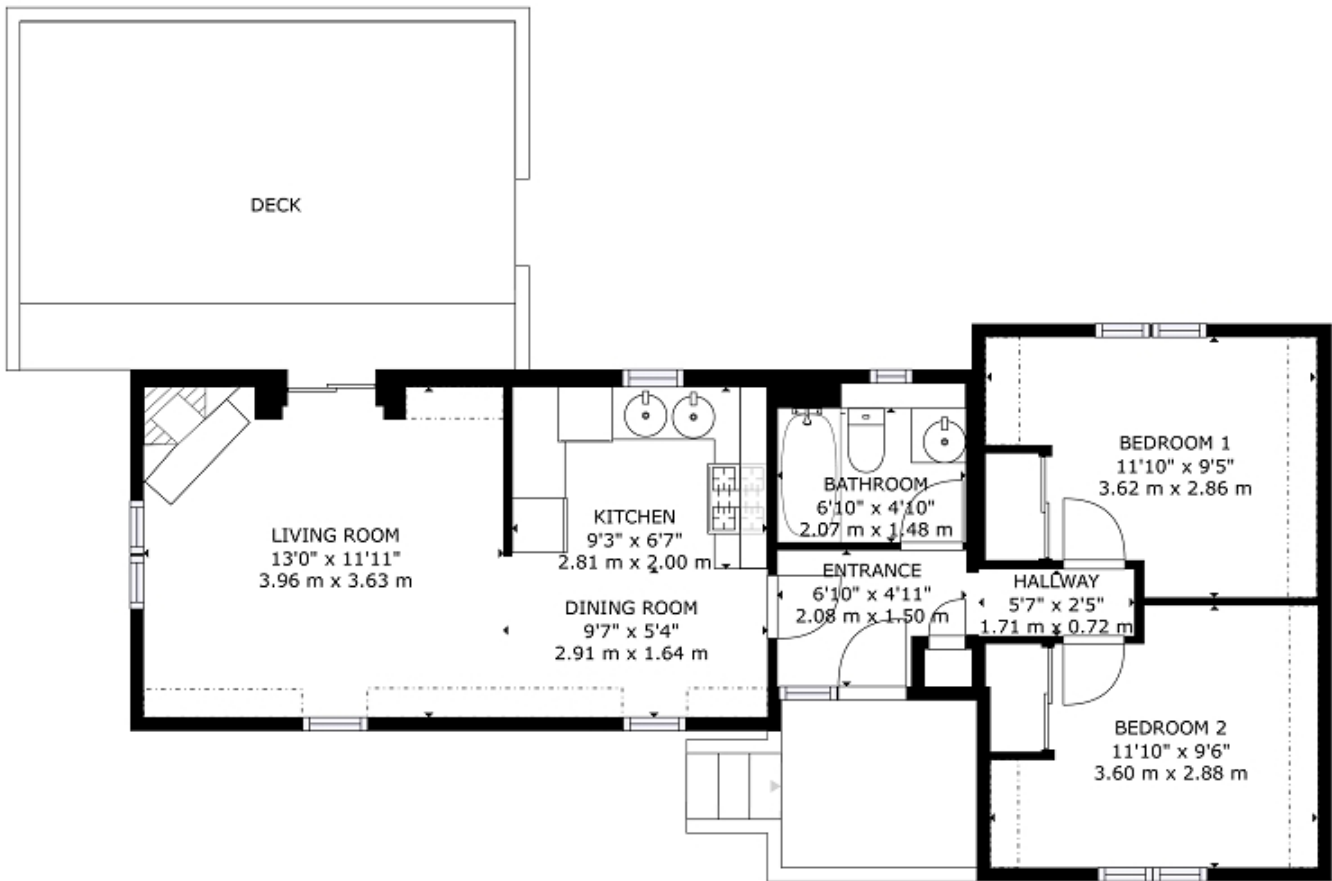
**Bedroom 1** (11' 11" x 9' 5") or (3.62m x 2.86m)

**Bedroom 2** (11' 10" x 9' 5") or (3.60m x 2.88m)

### Directions

From Pitlochry head north along the A9 towards Inverness and turn right at the exit for the B8079 to Blair Atholl and Bruar. Continue into Bridge of Tilt and turn left onto Invertilt Road, then right into River Tilt Park where there is ample parking. You will see reception on your left, follow the road down to the right toward the river and take a left where you will find Lodge 33 on your right.





Partridge Lodge, 33 River Tilt Park, Bridge of Tilt, PH18 5TE

GROSS INTERNAL AREA  
 FLOOR 1: 515 sq. ft., 48 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 62 sq. ft., 6 m<sup>2</sup>, DECK: 225 sq. ft., 21 m<sup>2</sup>  
 PORCH: 43 sq. ft., 4 m<sup>2</sup>  
 TOTAL: 515 sq. ft., 48 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.