



Beinn aGhlo, River Tilt Park, Bridge Of Tilt, Pitlochry, PH18 5TE

Fixed Price **£85,000**



51 Atholl Road, Pitlochry. PH16 5BU
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J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —





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Fixed Price
£85,000

J&H Mitchell are delighted to bring to market this well-presented two bedroom lodge set in the award winning River Tilt Park.



Beinn aGhlo, named after the nearby mountain range and nestled in a peaceful setting within the park, the accommodation comprises a generous living/dining room with French doors to the surrounding decking, a fitted kitchen, sun room, a double bedroom with en-suite shower room, a twin bedroom, and shower room. The lodge benefits from gas central heating and double glazing.

Outside, decking surrounds the lodge with a private and peaceful seating area off the sun room. A shed with light, power and plumbing can be found to the side of the lodge, beyond the gravelled parking space. Fridge freezer, washing machine and tumble dryer in the shed are included in the sale, as is two months site fees.

Annual fees and lease details can be discussed upon viewing appointment. Viewing is highly recommended and strictly by appointment.

Living/Dining Room

(15' 11" x 11' 10") or (4.84m x 3.61m)

Kitchen

(9' 0" x 8' 8") or (2.75m x 2.65m)

Sun Room

(9' 7" x 8' 2") or (2.91m x 2.48m)

Bedroom 1

(12' 3" x 7' 8") or (3.74m x 2.34m)

En Suite

(7' 8" x 4' 0") or (2.34m x 1.23m)

Bedroom 2

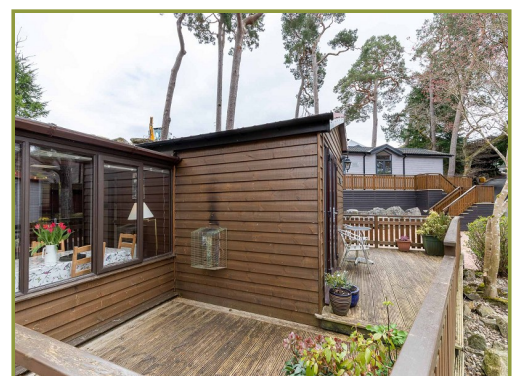
(11' 3" x 9' 5") or (3.42m x 2.88m)

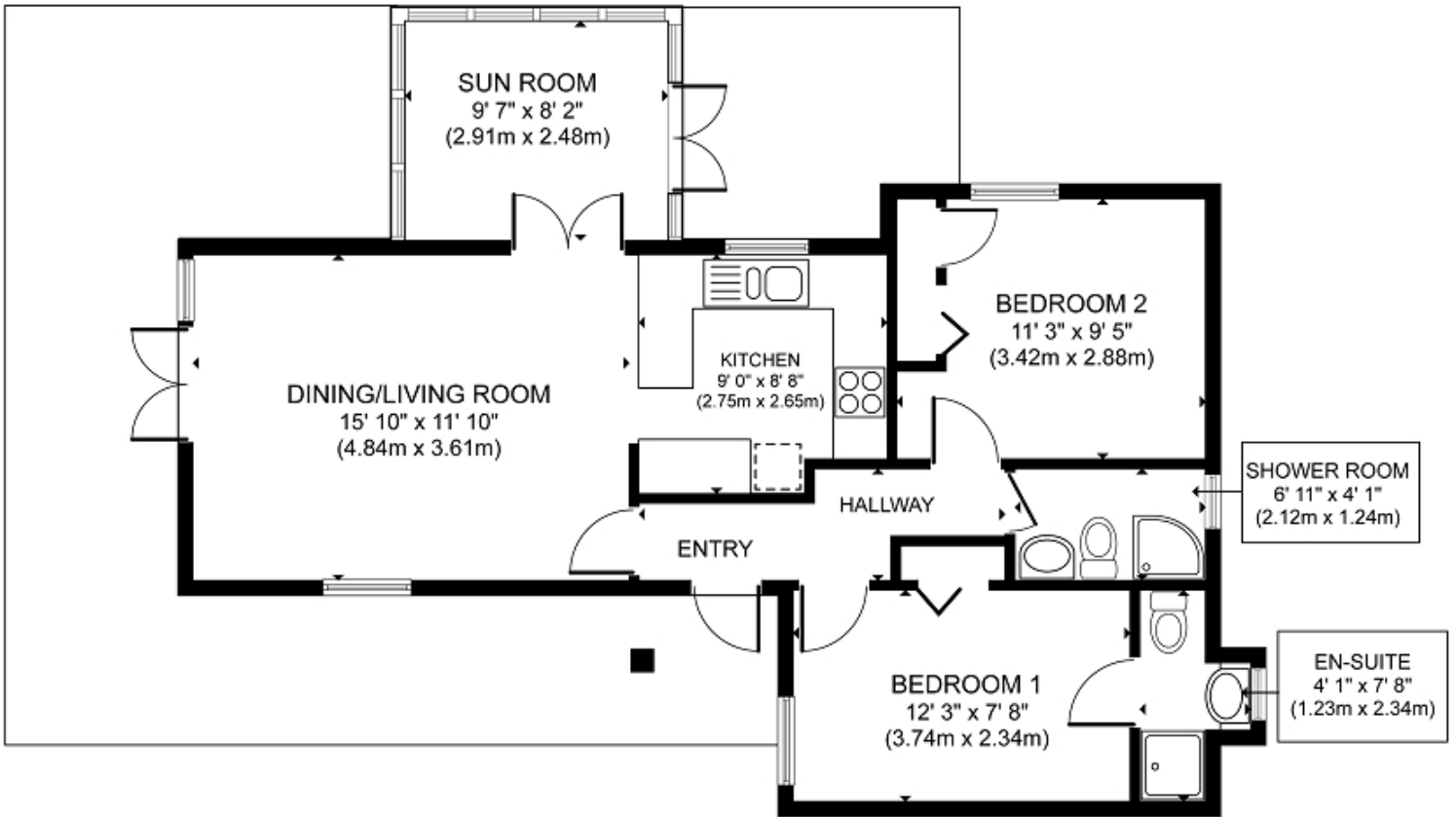
Shower Room

(6' 11" x 4' 1") or (2.12m x 1.24m)

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 turn right into the River Tilt Park where you will find the Reception. Follow through the electric gates to the right of Reception and continue down the slope to your right and you will find Beinn aGhlo on your right hand side.





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GROSS INTERNAL AREA
 FLOOR PLAN 684 sq. ft. (61.7 m²)
 TOTAL: 664 sq. ft. (61.7 m²)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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