



Otter, River Tilt Park, Bridge Of Tilt, Pitlochry, PH18 5TA

Offers Over **£90,000**



51 Atholl Road, Pitlochry. PH16 5BU  
01796 472606

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





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River Tilt Park,  
Bridge Of Tilt,  
Pitlochry, PH18 5TA**

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J&H Mitchell are delighted to bring to market this well-presented one bedroom lodge in an idyllic riverside setting on the award-winning River Tilt Park.



The deceptively bright and spacious lodge, with beautiful bay windows throughout, comprises open-plan living/kitchen/dining room, with French doors leading to a decked seating area overlooking the River Tilt. The kitchen is well-appointed with integrated electric oven and hob, fridge-freezer, microwave and washing machine. A good sized double bedroom with built-in wardrobe, and shower room completes the accommodation.



Outside, a gravelled driveway provides ample parking, and a timber shed for storage.

The ideal location overlooking the River Tilt makes this lodge a welcome addition to the market. Viewing is highly recommended and strictly by appointment. Annual fees and lease details can be discussed upon viewing appointment.



### Living/Dining Room

(21' 8" x 11' 11") or (6.60m x 3.64m)

### Kitchen

(9' 0" x 7' 1") or (2.74m x 2.15m)

### Bedroom 1

(10' 11" x 8' 4") or (3.34m x 2.53m)

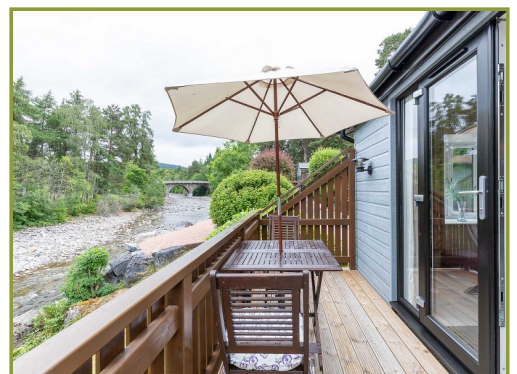
### Shower Room

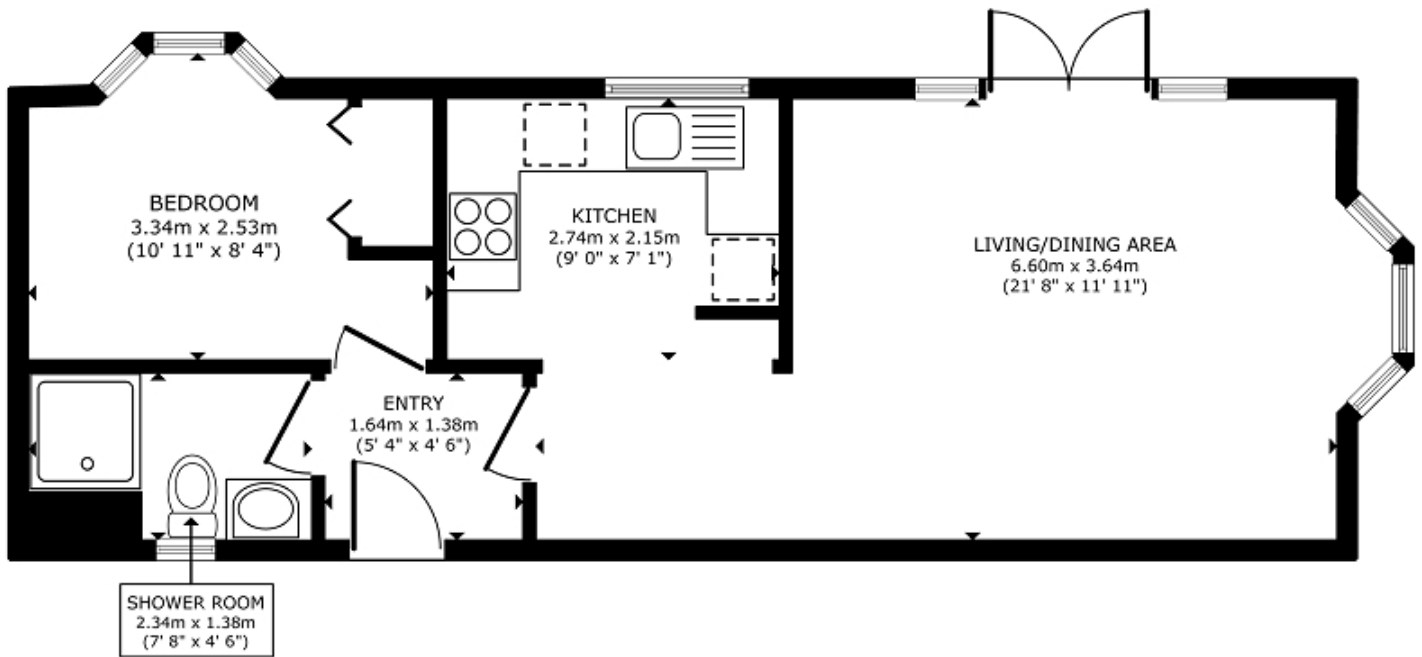
(7' 8" x 4' 6") or (2.34m x 1.38m)



### 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. You will see Reception on your left but carry on verging to your right, through the electric gates and down the hill. At the bottom turn left and continue along, you will see Otter on your right, overlooking the river.





L16 Otter, River Tilt Park, Bridge of Tilt, PH18 5TE

GROSS INTERNAL AREA  
 FLOOR PLAN 40.1 m<sup>2</sup> (432 sq.ft.)  
 TOTAL : 40.1 m<sup>2</sup> (432 sq.ft.)

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<br>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.

J H Mitchell  
 51 Atholl Road, Pitlochry, PH16 5BU  
 01796 472606  
 info@jandhmitchell.com