



Lodge 6, Poachers, River Tilt Park, Bridge Of Tilt, PH18 5TA

Offers Over **£125,000**



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J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —





**Lodge 6, Poachers,
River Tilt Park,
Bridge Of Tilt,
PH18 5TA**

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£125,000

J&H Mitchell are delighted to present this exciting opportunity to purchase a modern and immaculately presented three bedroom lodge, set in a stunning riverside location on the award-winning River Tilt Park.



Tucked away in a peaceful corner of the park, this three bedroom lodge has been finished to a high standard and comprises entrance hall, good-sized dining kitchen, a beautifully neutral lounge with vaulted ceilings and large windows allowing lots of lights and spectacular views of the River Tilt. A hallway leads to WC/cloakroom, bathroom (with Jacuzzi bath and Sauna!) and three bedrooms - one single, a double and an impressive master with mirrored sliding doors leading to the ensuite.



Outside, a gravelled driveway provides for lots of parking. A large two-tiered decking overlooking the river is the perfect place to entertain in the summer evenings.

The lodge is being offered for sale fully furnished.

Annual fees and lease details can be discussed upon viewing appointment. This lodge is a welcome addition to the market and viewing is highly recommended.



Entrance (9' 7" x 3' 10") or (2.93m x 1.16m)

Hallway (19' 7" x 2' 11") or (5.96m x 0.89m)

Kitchen/Diner (18' 1" x 10' 9") or (5.50m x 3.27m)

Living Room (18' 1" x 11' 5") or (5.51m x 3.47m)

WC (6' 4" x 5' 3") or (1.94m x 1.59m)

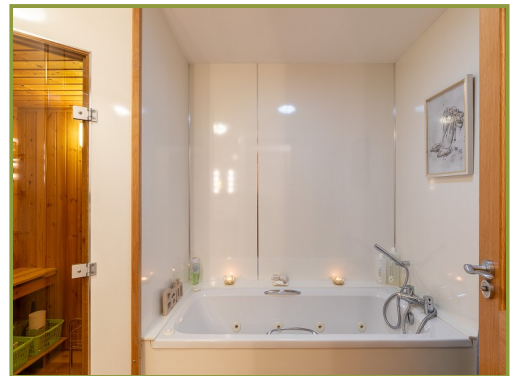


Bedroom 1 (10' 11" x 10' 7") or (3.34m x 3.23m)

En Suite (9' 9" x 6' 4") or (2.97m x 1.92m)

Bedroom 2 (9' 9" x 8' 4") or (2.97m x 2.53m)

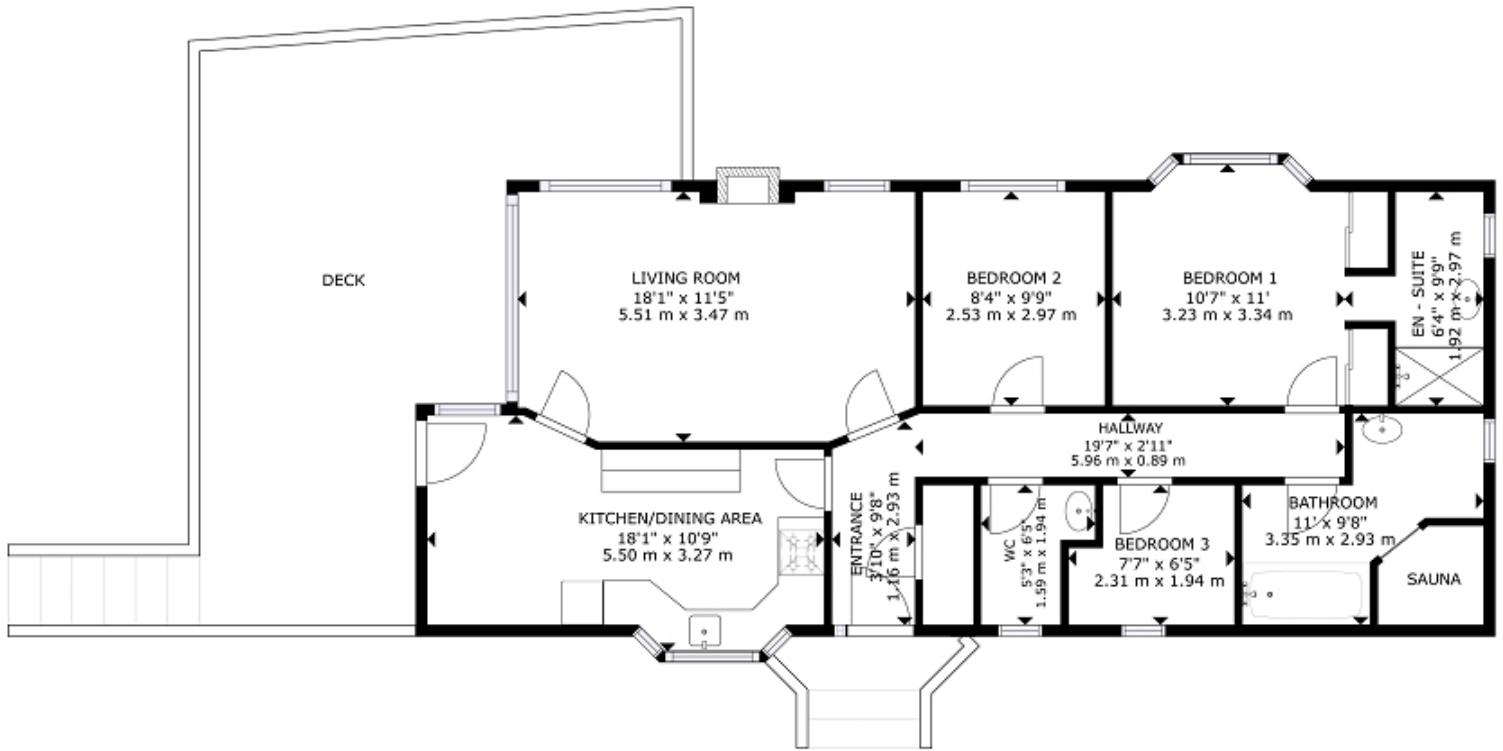
Bedroom 3 (7' 7" x 6' 4") or (2.31m x 1.94m)



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.





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GROSS INTERNAL AREA
 FLOOR 1: 919 sq ft, 85.36 m²
 TOTAL: 919 sq ft, 85.36 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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