



Pine Lodge, River Tilt Park, Bridge Of Tilt, Pitlochry, PH18 5TE

Offers in the Region of £95,000



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



**Pine Lodge,
River Tilt Park,
Bridge Of Tilt,
Pitlochry, PH18 5TE**

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£95,000

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 L-shaped lodge comprises living/dining room with sliding patio doors to the decking at the rear and log feature gas burning fire; kitchen with integrated electric oven and gas hob, with extractor hood above; main double bedroom with en-suite; twin bedroom and shower room. 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.



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

Entrance Hall

(5' 1" x 4' 11") or (1.55m x 1.49m)

Living Room

(13' 11" x 13' 0") or (4.24m x 3.96m)

Dining area

(11' 11" x 6' 3") or (3.62m x 1.91m)

Kitchen

(8' 10" x 6' 11") or (2.68m x 2.11m)

Hallway

(10' 2" x 2' 9") or (3.09m x 0.84m)

Bedroom 1

(13' 0" x 8' 9") or (3.96m x 2.67m)

En Suite

(7' 7" x 4' 11") or (2.31m x 1.49m)

Bedroom 2

(10' 2" x 7' 9") or (3.10m x 2.37m)

Shower Room

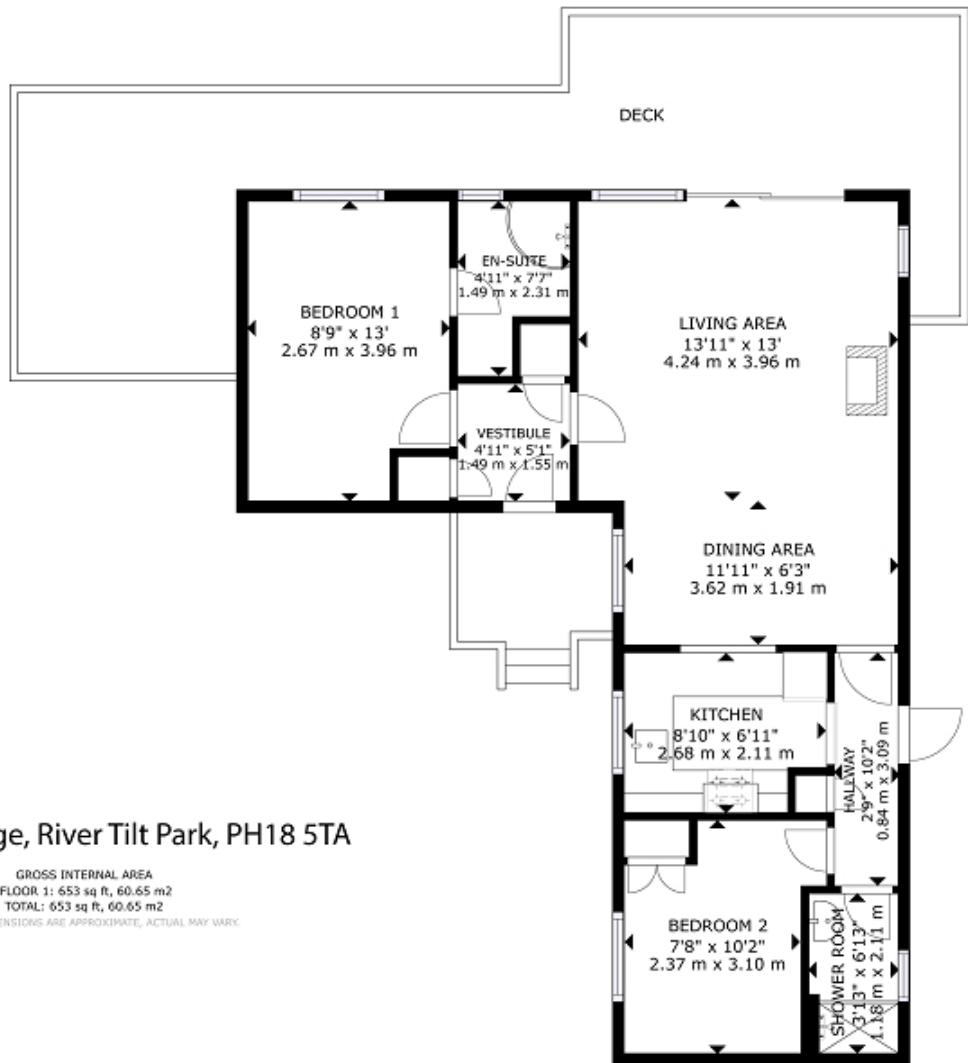
(6' 11" x 3' 10") or (2.11m x 1.18m)



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.





L10 Pine Lodge, River Tilt Park, PH18 5TA

GROSS INTERNAL AREA
 FLOOR 1: 653 sq ft, 60.65 m²
 TOTAL: 653 sq ft, 60.65 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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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.