



Coppermine Lodge, Loch Tay Highland Lodge Park, Killin, FK21 8TY

Offers Over **£155,000**



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£155,000

Coppermine Lodge is a delightful two bedroom lodge situated within the very popular Loch Tay Highland Lodges park near Killin.



This attractive lodge is ideally situated in the lower part of the park close to Loch Tay and positioned centrally to maximise views and access to the water front. The lodge is in beautiful condition with pine clad interior walls throughout creating a warm, comfortable living space. The full wall windows to the front maximise the light and views of the loch.



The lodge consists an open plan living room, dining area and attractive modern kitchen which is equipped with integrated ovens and hob, washing machine and fridge-freezer. There are two double bedrooms with built-in wardrobes and a bathroom consisting bath with electric shower, wc, whb and heated towel rail. Most contents are included in the sale.



Externally there is a covered balcony area to the front and a private parking space.

The lodge has previously been rented out for holiday letting and presents an excellent opportunity for a new owner to do the same if desired (subject to obtaining necessary licences)



The holiday park includes a variety of activities including water sports with easy access to the loch.

Additionally there is an on site restaurant, The Boathouse Kitchen & Bar.

Living/Dining Room

(16' 1" x 7' 10") or (4.90m x 2.40m)

Kitchen

(9' 6" x 7' 10") or (2.90m x 2.40m)

Bedroom 1

(11' 0" x 7' 10") or (3.35m x 2.40m)

Bedroom 2

(11' 0" x 7' 10") or (3.35m x 2.40m)

Bathroom

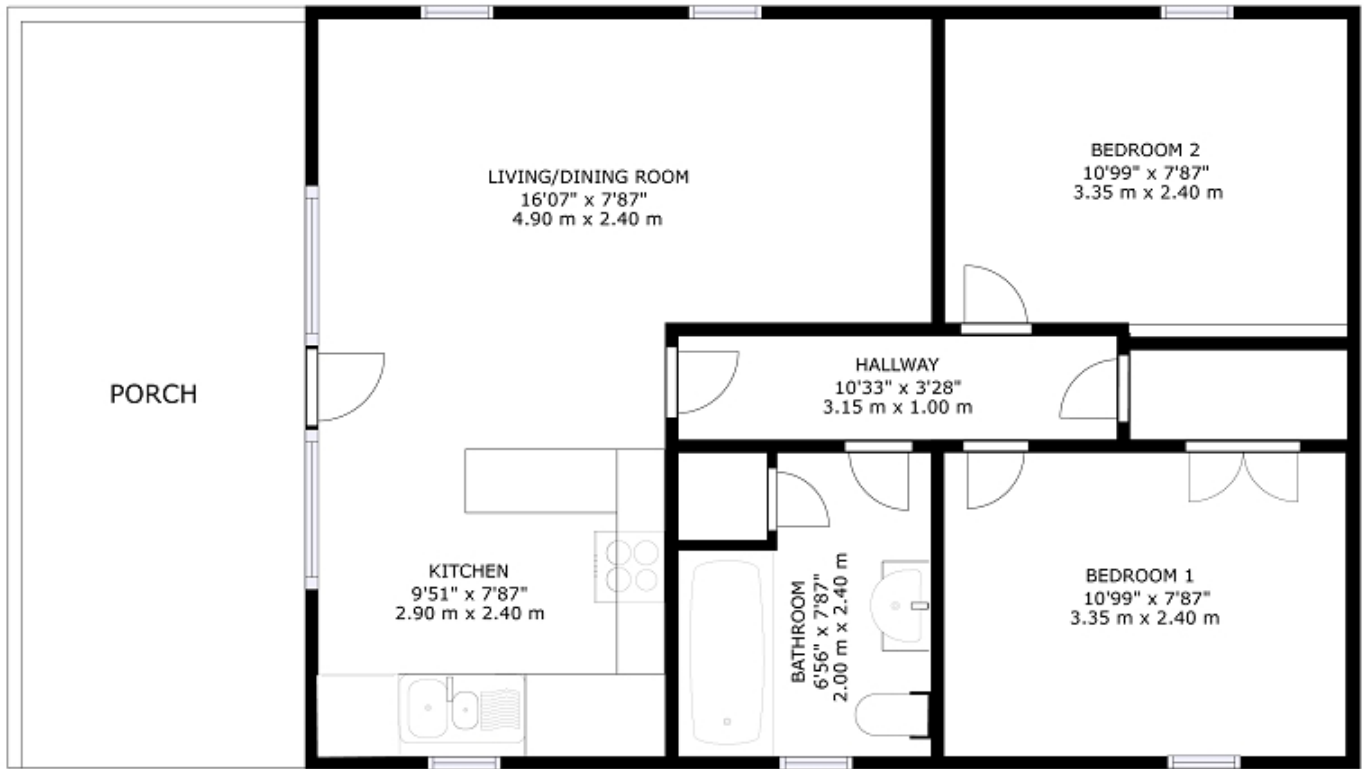
(7' 10" x 6' 7") or (2.40m x 2.00m)



Directions

From Killin, head north east on A827 for approx 4 miles. Turn right into the park which is clearly signposted. Continue down the hill passing the main reception. Follow road to the right a Loch Tay House and then back round the hairpin bend to the left. As you arrive at a junction, turn right along the front of the lodges. Coppermine is the 4th lodge in the row and has a sign on the balcony.





Coppermine Lodge Loch Tay Holiday Park Killin FK21 8TY

GROSS INTERNAL AREA
 FLOOR: 543 sq ft, 50.52 m²
 EXCLUDED AREA: PORCH: 149 sq ft, 13.69 m²
 TOTAL: 712 sq ft, 66.21 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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