



Bell Rock Lodge, Loch Tay Highland Lodges, Killin, FK21 8TY

Offers Over £230,000

We are delighted to bring to market this stunning three bedroom lodge situated in the popular Loch Tay Highland Lodges holiday park.

The lodge is beautifully presented and of a very high standard, it is situated in the lower area of the park close to the loch side and enjoys excellent views out over Loch Tay.

The lodge consists a large open plan living room, dining area and kitchen with a full height window wall facing out to the views. The generously proportioned living area benefits from a wood burning stove, the dining room can accommodate a large table and chairs and the newly installed modern styled kitchen is well equipped with integrated oven and hob, microwave, dishwasher and fridge-freezer.

There are three double bedrooms, one with en-suite and an attractive family bathroom. Externally there is a covered balcony area to the front and decking along the side with a good sized parking area.



The lodge has been successful let out as a holiday let and is being sold inclusive of the majority of contents making this a very desirable property.

The holiday park itself provides a range of facilities including The Boathouse Kitchen & Bar and a marina providing easy access for water sports.

Living Room

(16' 1" x 11' 8") or (4.91m x 3.56m)

Dining area

(8' 11" x 8' 4") or (2.71m x 2.54m)

Kitchen

(8' 4" x 7' 3") or (2.54m x 2.20m)

Bedroom 1

(9' 11" x 8' 6") or (3.03m x 2.59m)

En Suite

(8' 0" x 4' 9") or (2.45m x 1.44m)

Bedroom 2

(10' 1" x 8' 0") or (3.07m x 2.45m)

Bedroom 3

(10' 0" x 8' 1") or (3.06m x 2.46m)

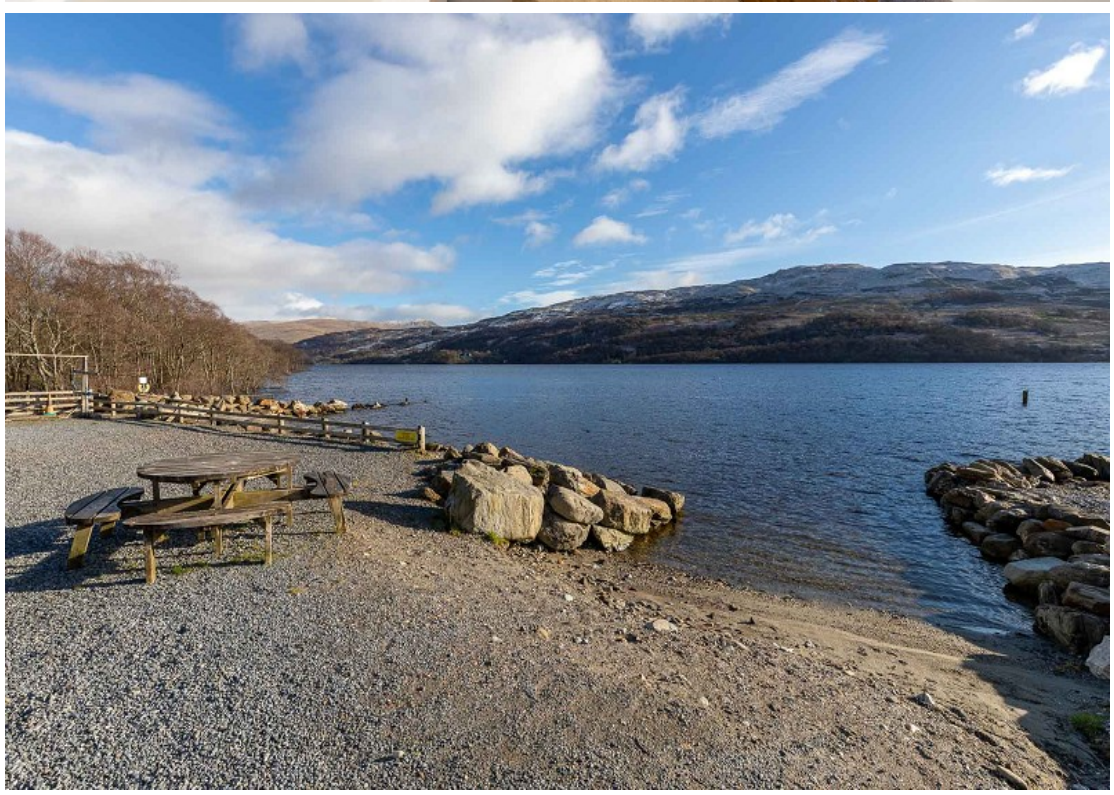
Bathroom

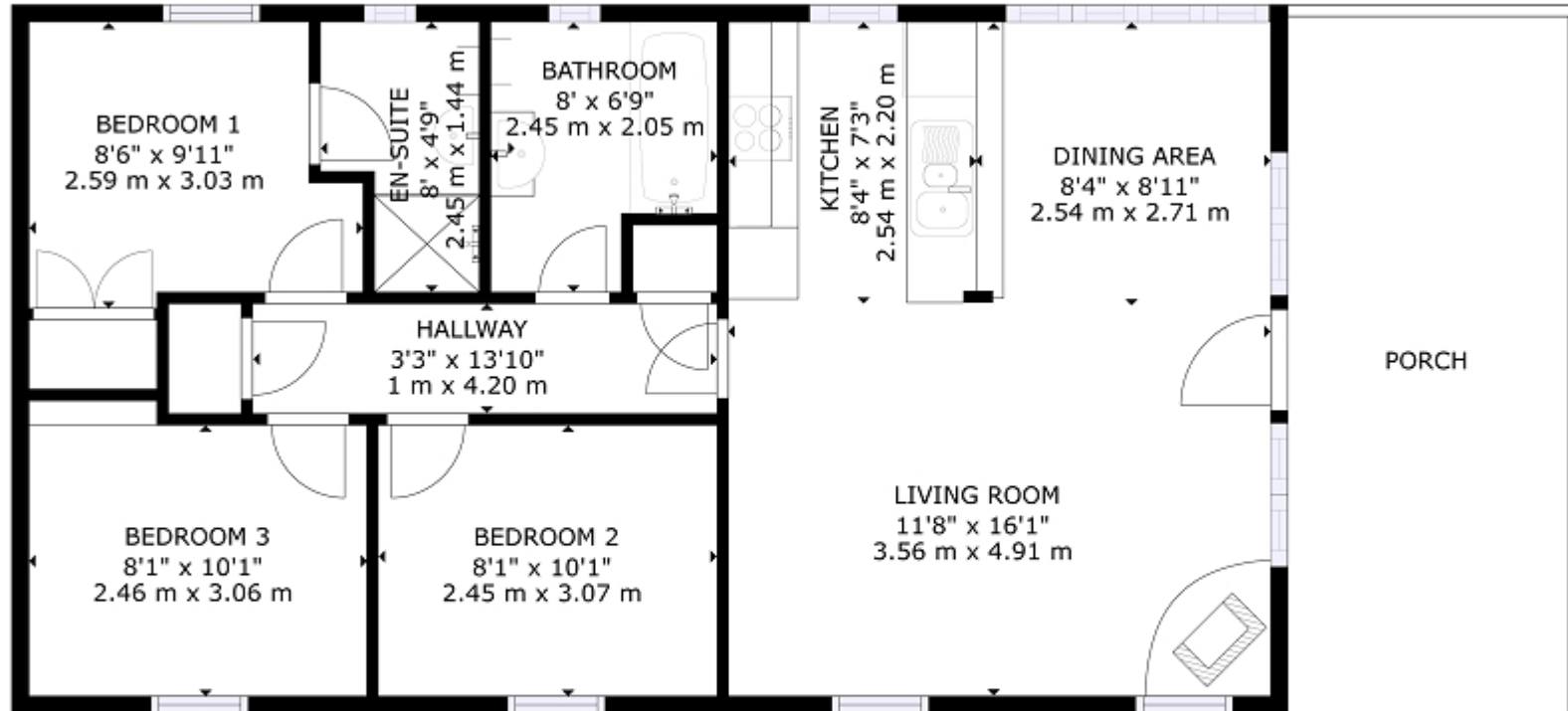
(8' 0" x 6' 9") or (2.45m x 2.05m)

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 at Loch Tay House and then back round the hairpin bend to the left. As you arrive at junction in road, Bell Rock is on your left. There is a sign on the balcony.







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GROSS INTERNAL AREA
 FLOOR 1: 738 sq ft, 68.54 m²
 EXCLUDED AREA: PORCH: 169 sq ft, 15.69 m²
 TOTAL: 738 sq ft, 68.54 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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