



**Tummel Lodge, Drumcroy Lodges, Aberfeldy, PH15 2EA**  
**Fixed Price £160,000**



51 Atholl Road, Pitlochry, PH16 5BU  
01796 472606

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





Tummel Lodge  
Drumcroy Lodges  
Aberfeldy  
PH15 2EA

Fixed Price  
£160,000

We are delighted to bring this attractive lodge to the market located on the outskirts of Aberfeldy.



The lodge is in an elevated location close to the town and enjoys beautiful views over the surrounding hills and valley. It is located alongside five other lodges and has a 1/6<sup>th</sup> share of the surrounding ground which is maintained jointly between the six owners. There are no site fees for this lodge. Instead the owner pays approx. £85 per month into a community fund which covers the cost of emptying the septic tank which was replaced recently and is shared between the six lodges, bin collection and grass cutting.

It has recently had a new Megaflo pressurised hot water system installed. It is heated with electric radiators and can be sold with the furniture is desired. It was previously rented out as holiday accommodation and with appropriate licence this could be considered by a new owner. The lodge can be used all year round but is not residential.

Tummel Lodge consists a large open plan living room, dining room and kitchen. The living area has a wood burning stove and patio doors to the front patio area. The kitchen includes an induction hob, electric oven, washing machine and fridge freezer. There are two good sized double bedrooms, one with an en-suite shower room and a family bathroom which has recently been installed.

Externally there is a patio area to the front of the lodge and parking close by. The other lodges are sensitively located so that they don't overlook each other and there is a private access track which comes in from behind.

The lodges are located close to the town of Aberfeldy which offers a variety of shops, cafes, restaurants. There are primary schools and a secondary school as well as various sport and leisure facilities, including a golf course, and sports ground. There are many walking opportunities for all types of walker and the area is famed for water sports on the nearby River Tay and Loch Tay.



**Living Room** (19' 2" x 13' 5") or (5.85m x 4.10m)

**Dining area** (6' 7" x 4' 11") or (2.00m x 1.50m)

**Kitchen** (10' 10" x 7' 3") or (3.30m x 2.20m)

**Master Bedroom** (10' 2" x 9' 6") or (3.10m x 2.90m)

**En Suite** (6' 7" x 4' 0") or (2.00m x 1.23m)

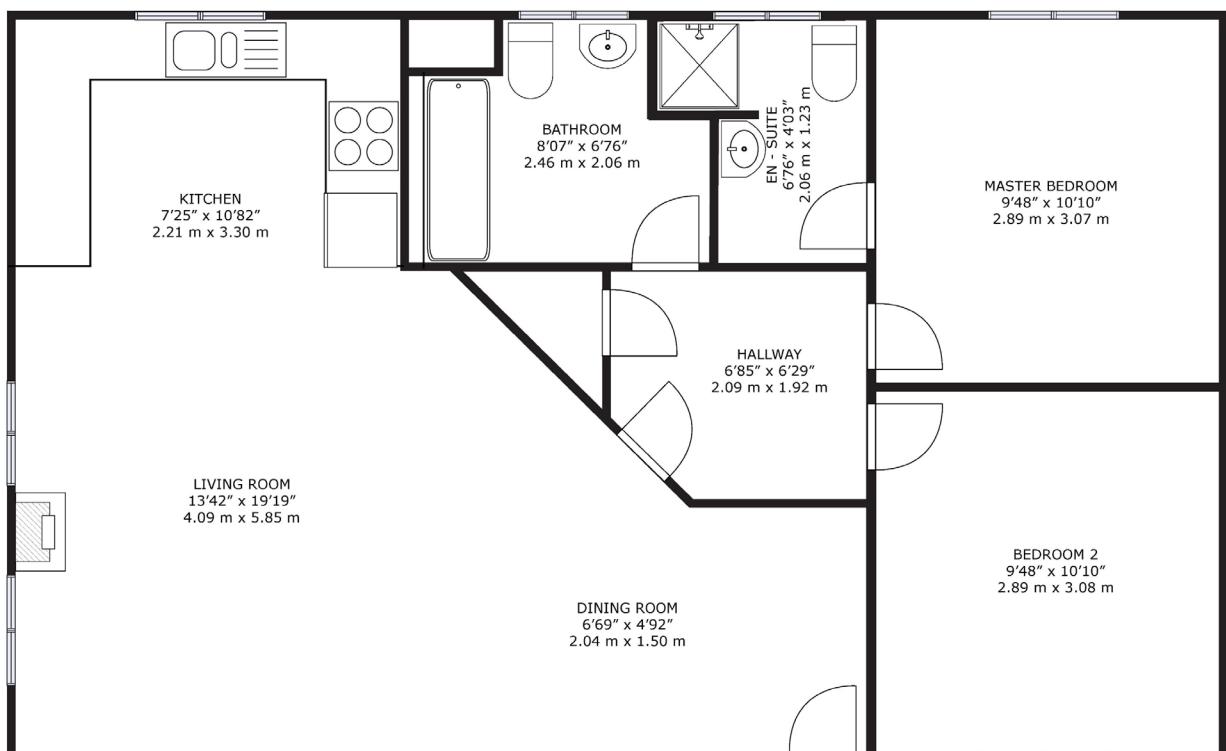
**Bedroom 2** (10' 2" x 9' 6") or (3.10m x 2.90m)

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

**Hallway** (6' 7" x 6' 3") or (2.00m x 1.90m)

## Directions

From our Aberfeldy office, head towards Pitlochry and turn right behind Dewars Distillery. Follow road up hill with a sharp left turn to follow a straight road. At the next bend turn left onto an untarred road. Continue onwards, then take left fork. Tummel Lodge is the 2nd last lodge on the left. Park at the end.



## Tummel Lodge Drumcroy Lodges Aberfeldy PH15 2EA

GROSS INTERNAL AREA

TOTAL: 753 sq.ft, 61.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

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 not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter 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.