



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



Le Petit Maison (L13)  
River Tilt Park  
Bridge of Tilt  
PH18 5TE

Offers Over £250,000

J&H Mitchell are delighted to bring to the market this luxury residential lodge located in River Tilt Park, Blair Atholl.

This impressive lodge benefits from having a full residential licence enabling the owner to use it as a permanent residence if desired. Its elevated design ensures that it enjoys a superior level of privacy and it commands superb unimpeded views over the River Tummel.

Externally it has a large decked balcony which surrounds the lodge and provides extensive outdoor seating areas, including a canopy at the front where shade can be sought when required.

You enter into a spacious and bright open plan living room, dining room and kitchen. There are full height windows and glazed bi-fold doors leading onto the balcony allowing the interior to be opened up to connect with the outside space and the flooring is wood laminate providing a practical and stunning living space.



The kitchen consists of a good range of wall and floor units, a large breakfast bar with sink and dishwasher. Additionally there is an integrated microwave eye-level electric oven, gas hob with extractor fan, fridge freezer and wine cooler.

The two double bedrooms both have en-suite shower rooms, and the master bedroom has a door giving access to the balcony. There is an additional separate WC. The lodge is heated by LPG central heating.

The lease has approximately 16-17 years left on it. Site fees are in the region of £600 per month and include cleaning and maintenance of the building and decking. Full information on what's included can be obtained from the park.

Underneath the lodge, there is a large shed with heating, lighting and water. There is space here for a washing machine and tumble dryer with a heater and thermostat to ensure pipes are kept warm all year round. There is parking at the lodge for 2 vehicles.



## Dimensions

Living/Dining/Kitchen (21' 2" x 18' 1") or (6.45m x 5.50m)

Master Bedroom (14' 5" x 9' 10") or (4.40m x 3.00m)

En Suite (7' 10" x 3' 3") or (2.40m x 1.00m)

Bedroom 2 (11' 2" x 8' 10") or (3.40m x 2.70m)

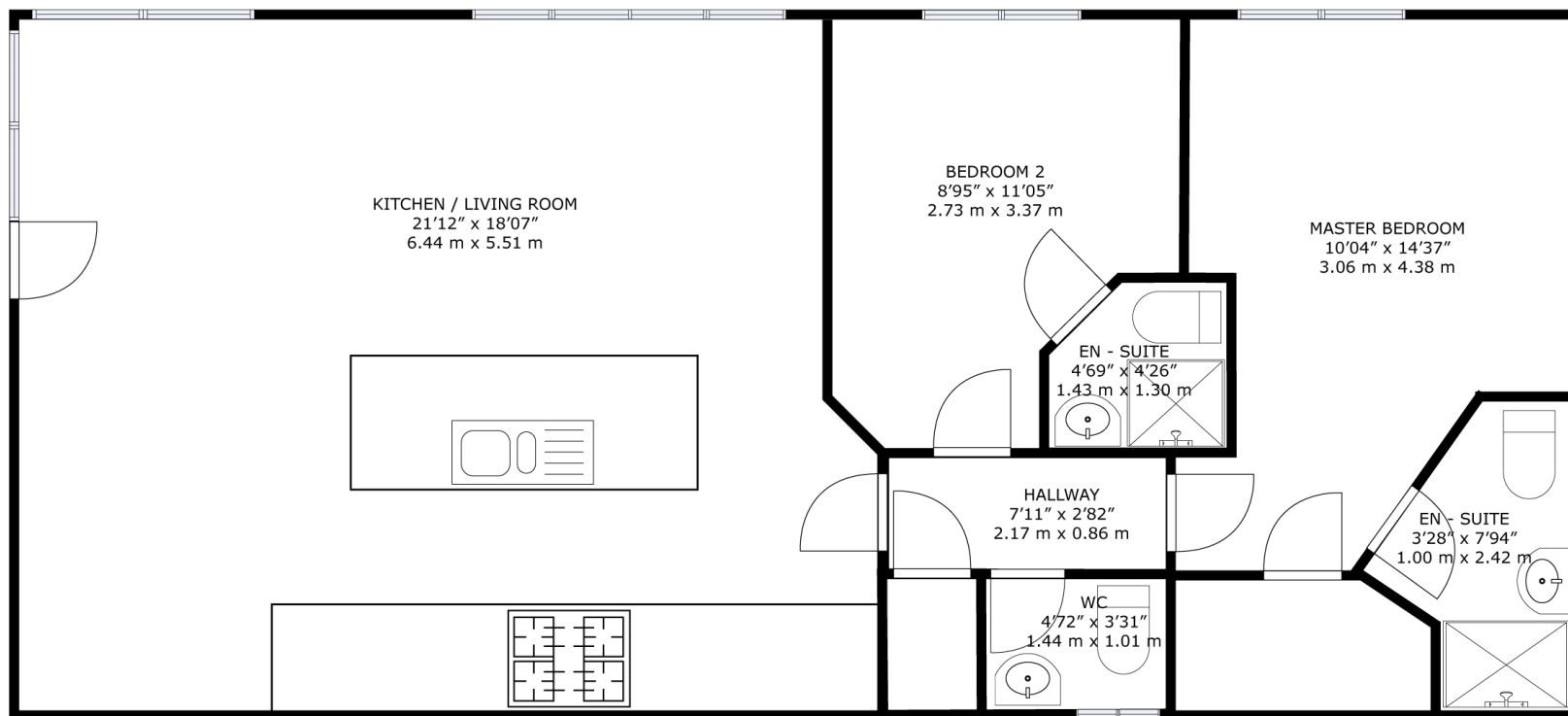
En Suite (4' 7" x 4' 3") or (1.40m x 1.30m)

WC (4' 9" x 3' 3") or (1.45m x 1.00m)

## Directions

From Pitlochry, head north on A9 and turn right at exit for Blair Atholl. Continue into Bridge of Tilt and turn left onto Invertilt Road. Turn right in the River Tilt Park where you will find Reception.





## Le Petit Maison River Tilt Holiday Park PH18 5TE

GROSS INTERNAL AREA  
TOTAL: 678 sq.ft, 63.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

