



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



Valley 5  
Erigmore Leisure Park  
Birnam  
PH8 0BJ

Offers Over £165,000

J&H Mitchell are delighted to bring this beautiful luxury lodge in the Erigmore Leisure Park in Birnam to the market.

This stunning lodge was built in May 2021 and is in immaculate condition and ready for immediate use. It is located in an elevated peaceful part of this woodland leisure park close to the River Tay.

The living accommodation consists of a large open plan living room/dining room/kitchen with vaulted ceiling and floor to ceiling windows and French doors in the end gable facing out on the decking. There is stove effect electric fire set in an attractive fire surround. The living room area is carpeted and the dining area and kitchen have wood effect flooring. The kitchen is divided from the rest of the room by a breakfast bar. It is well equipped with a good range of wall and floor units, integrated double oven and microwave, gas hob with extractor above, fridge freezer, dishwasher and wine fridge. Additionally there is a utility room with washing machine, sink and store cupboard.

There are two spacious double bedrooms, one with an en-suite bathroom and the other with a "Jack and Jill" en-suite shower room.

The lodge is fully double glazed and has LPG central heating. It is constructed with composite cladding and decking making it very durable and low maintenance and has a lifetime lease.



The Erigmore Leisure Park is situated within beautiful woodland and has a swimming pool, children's play area, restaurant and bar. It is conveniently located close to the village of Dunkeld which provides shops, restaurants and cafes. There is a nearby golf course and an abundance of walking routes for all abilities.

### Living/Dining/Kitchen

(20' 10" x 18' 6") or (6.36m x 5.64m)

### Bedroom 1

(15' 5" x 9' 2") or (4.70m x 2.80m)

### En Suite

(9' 2" x 5' 5") or (2.80m x 1.65m)

### Bedroom 2

(11' 9" x 9' 0") or (3.57m x 2.74m)

### Shower Room

(6' 3" x 4' 1") or (1.91m x 1.25m)

### Utility Room

(6' 11" x 4' 8") or (2.10m x 1.43m)



### Directions

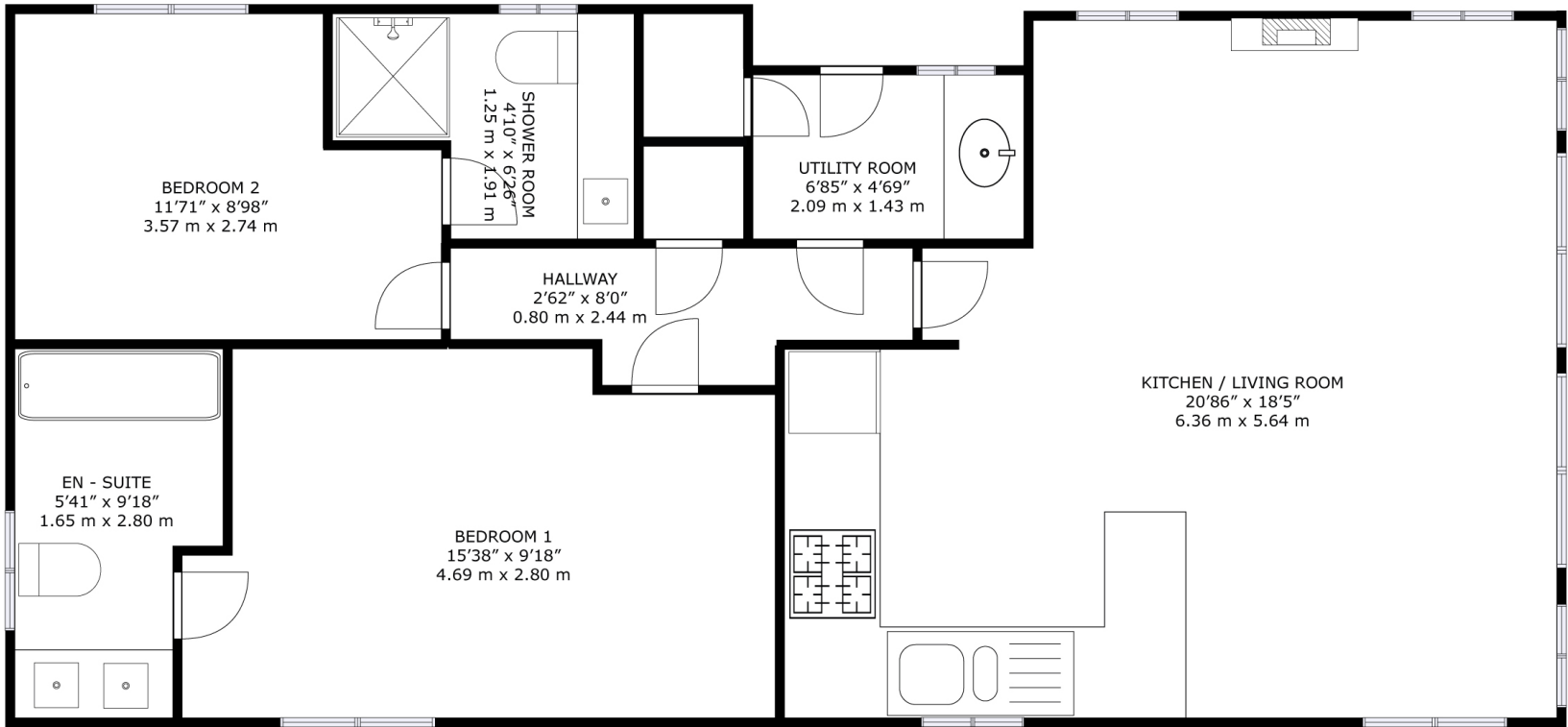
From the north, turn off A9 to Dunkeld, turn immediately right towards Birnam on Perth Road. Continue onwards until sign for Erigmore Leisure Park.

Follow the driveway up don't turn left towards the big house turn right then immediately sharp right down a hill. The lodge is on the corner on the left before the road carries on round.

(What 3 words - years.grief.asserts)







## Lodge 5, Erigmore Leisure Park Birnam PH8 0BJ

GROSS INTERNAL AREA  
TOTAL: 709 sq.ft, 65.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.