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Ellesmere Lodge

Loch Tay Highland Lodges

Killin

FK21 8TY

Offers Over £225,000

We are pleased to bring this delightful three bedroom lodge situated in the Loch Tay Highland Lodges park to the market.

Ellesmere lodge commands a stunning elevated position with the park with outstanding views towards Loch Tay. It enjoys a high level of privacy due to not having any access roads passing it but is still within very easy reach of the lochside and the various facilities offered by the park.

The lodge consists of an attractive open plan living room, dining room and kitchen with full height windows and doors which lead directly onto the balcony at the front connecting the area to the outdoors. The living area includes a woodburning stove and a built in TV in an attractive tiled surround. The well-appointed kitchen has white wall and floor units with black work top. There is an integrated electric oven and hob, dishwasher, washing machine and fridge-freezer. The dining area is spacious and has patio doors to the side. The overall design ensures practicality whilst being a sociable living space.

There are three double bedrooms, one of which has an en-suite shower room. Additionally, there is a family bathroom with WC and WHB in vanity units and an electric shower over the bath.

Externally the lodge has a spacious balcony with glass balustrade to the front with space for outdoor seating and dining. There is a good sized parking area to the side of the lodge. This lodge is freehold so no lease is required. It is being sold inclusive of most of the contents.



The Loch Tay Highland Lodge park benefits from being a Loch Tay waterfront location with easy access for many water sports.

There is a restaurant and bar on site and various leisure facilities including a children's play area and local walks.

Dimensions

Living Room

(16' 1" x 11' 10") or (4.90m x 3.60m)

Dining area

(8' 10" x 8' 4") or (2.70m x 2.55m)

Kitchen

(8' 4" x 7' 3") or (2.55m x 2.20m)

Bedroom 1

(9' 10" x 8' 6") or (3.00m x 2.60m)

En Suite

(8' 0" x 4' 9") or (2.45m x 1.45m)

Bedroom 2

(10' 2" x 8' 0") or (3.10m x 2.45m)

Bedroom 3

(9' 10" x 8' 0") or (3.00m x 2.45m)

Bathroom

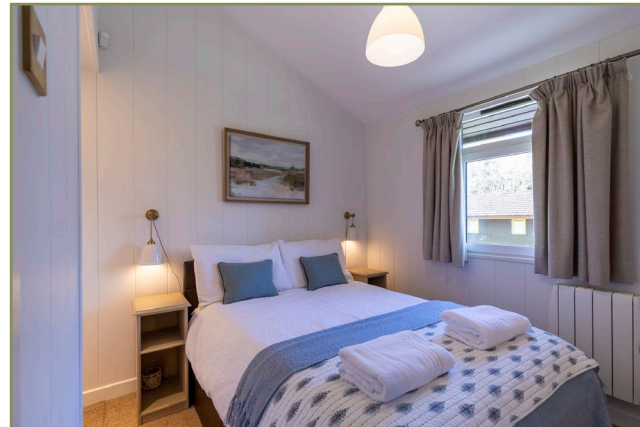
(8' 0" x 6' 7") or (2.45m x 2.00m)



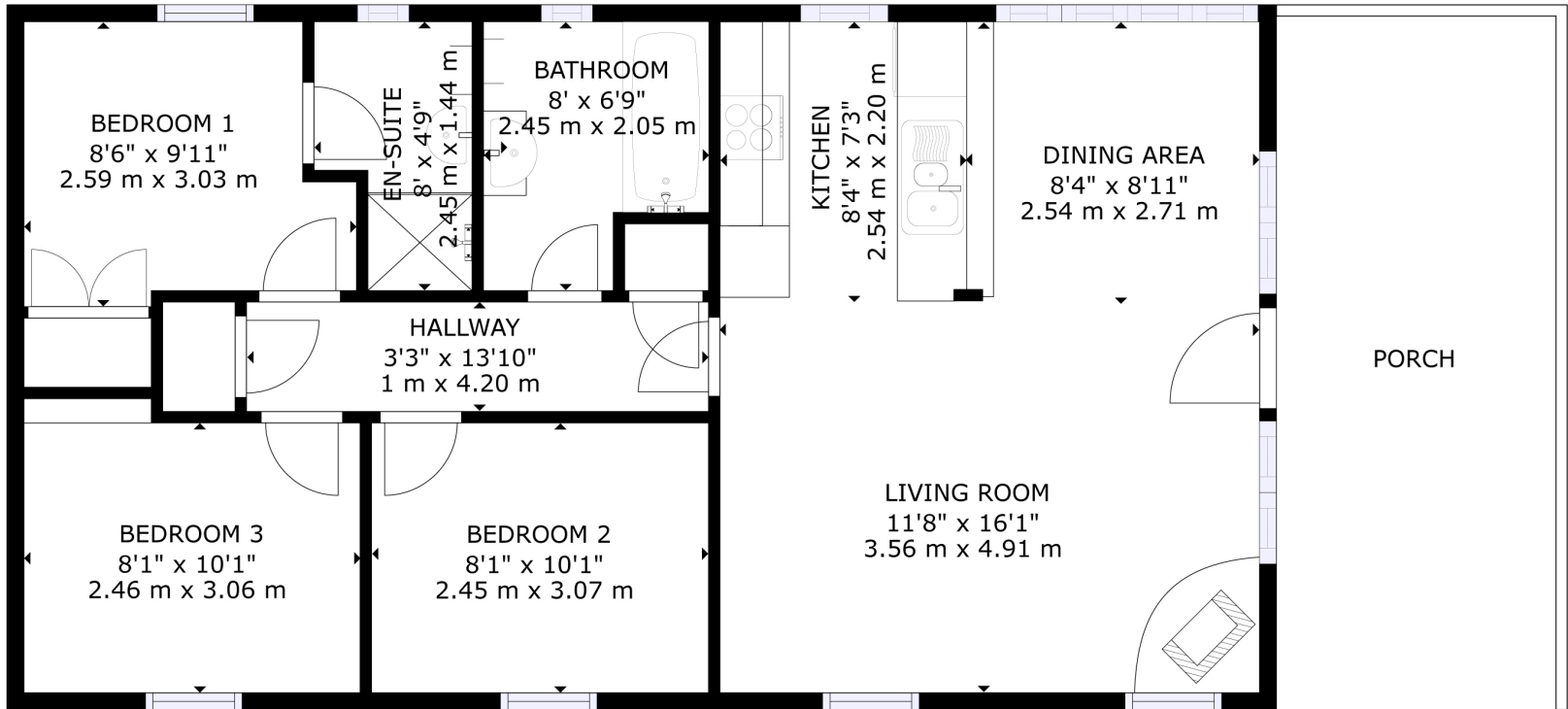
Directions

From Aberfeldy, travel SW through Kenmore and onwards towards Killin. Turn left in Loch Tay Highland Lodge park. Pass reception and continue down hill.

As you arrive at fork in road, turn left onto gravelled access road. The lodge is immediately on the right and has Sixpenny Bay on the outside.







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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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