



J&H Mitchell ^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 —



2 New Orchard Erigmore Leisure Park Birnam PH8 0BJ

Offers Over £155,000

We are pleased to bring this attractive two bedroom lodge located in the very beautiful Erigmore holiday park in Birnam to the market.

The lodge is situated in an open area of the park so enjoys a good deal of sunshine throughout the day. It is located to the rear of the park in a quiet area and is close to the footpath which leads to Birnam and Dunkeld. It is ideal as a home from home for you, your friends and relatives to use for holidays all year round.

The lodge consists of a bright open plan living, dining and kitchen area to the front with full height windows and French doors. The living room is nicely divided from the kitchen area by a half height wall and has an electric fire set in a fire surround. The dining area is situated to the front and can be opened up to the decking via the French doors. The well equipped kitchen has an integrated eye level oven and microwave, gas hob with extractor over, dishwasher and fridge-freezer. A rooflight over this area captures additional light into the space ensuring the it feels bright and airy throughout.

There are two double bedrooms, one with its own en-suite bathroom and the other with a “Jack and Jill” shower room allowing both rooms to have private facilities if desired.

The entrance to the lodge doubles as a utility room and has further cupboards and washing machine.



The lodge and balcony are of composite construction ensuring minimal maintenance is required. There is an area of grass to the side with a patio which belongs to the lodge and a parking space to the front.

The lodge is held on a Pitch Licence which is renewable annually. Site fees are in the region of £500 per month and are inclusive of free wifi, maintenance of the park and communal areas together with the provision of water and waste services.

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.

Dimensions

Vestibule

(6' 7" x 4' 5") or (2.00m x 1.35m)

Living Room

(15' 1" x 9' 4") or (4.60m x 2.85m)

Kitchen/Dining Room

(18' 1" x 9' 4") or (5.50m x 2.85m)

Bedroom 1

(11' 2" x 9' 4") or (3.40m x 2.85m)

En Suite

(9' 4" x 5' 11") or (2.85m x 1.80m)

Bedroom 2

(9' 6" x 8' 8") or (2.90m x 2.65m)

Shower Room

(6' 7" x 6' 7") or (2.00m x 2.00m)

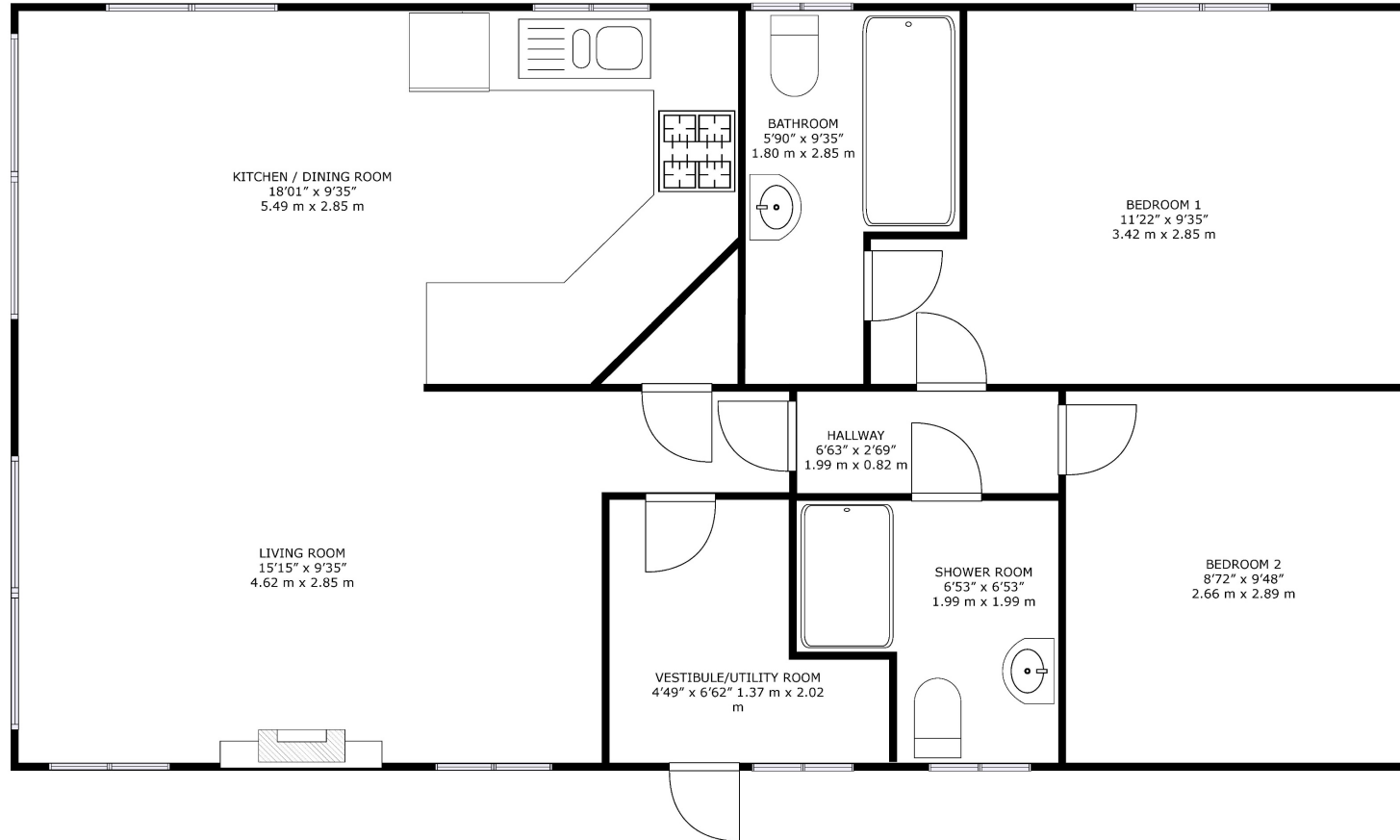




Directions

From the north, turn off A9 to Dunkeld, turn immediately right towards Birnam on Perth Road. Continue onwards until sign for Erigmore Leisure Park. Drive up to Erigmore House and continue beyond turning left at Erigmore cottage. The lodge is the 2nd on the right.

(What 3 words – showed.hoops.bids)



2 New Orchard Erigmore Leisure Park Birnam

GROSS INTERNAL AREA
TOTAL: 646 sq. ft, 60.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : 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.



J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : www.jandhmitchellproperty.co.uk : 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.