



J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
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# Fir Bush Lodge Loch Tay Highland Lodges Killin FK21 8TY

Offers in the Region of £190,000

J&H Mitchell and pleased to bring this attractive lodge situated in the ever popular Loch Tay Highland Lodges park to the market.

This attractive lodge is positioned to the side of the lower part of the park and is set back from the access road. Much of the timber lining on the interior walls has been painted white which brightens the interior. The hot water boiler has been recently replaced and new smart electric radiators have just been fitted throughout. (Note these are not in the photos) The lodge is being sold with most contents excluding personal items. Currently it is rented out for holiday letting and has the Scottish short term licence in place, but can equally be used solely for private use if preferred.

The lodge consists of an open plan living/dining and kitchen to the front with full height windows to maximise the views of Loch Tay. There is a door leading onto the decking at the front which has plenty space for a table and chairs to enjoy alfresco dining. The kitchen has wooden wall and floor units with a colourful tiled splashback. A new integrated electric oven has been recently installed and there is an electric hob, washing machine, large fridge-freezer and dish-washer.



There are three double sized bedrooms, currently one is set up as a double, one as a twin and the third as a triple with combined double and single bed bunks. The shower has been attractively decorated and consists a large shower cubicle, with WC and WHB set into a vanity unit and a heated towel rail.

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/Dining/Kitchen

(19' 8" x 16' 1") or (6.00m x 4.90m)

Bedroom 1

(9' 10" x 7' 10") or (3.00m x 2.40m)

Bedroom 2

(9' 10" x 7' 10") or (3.00m x 2.40m)

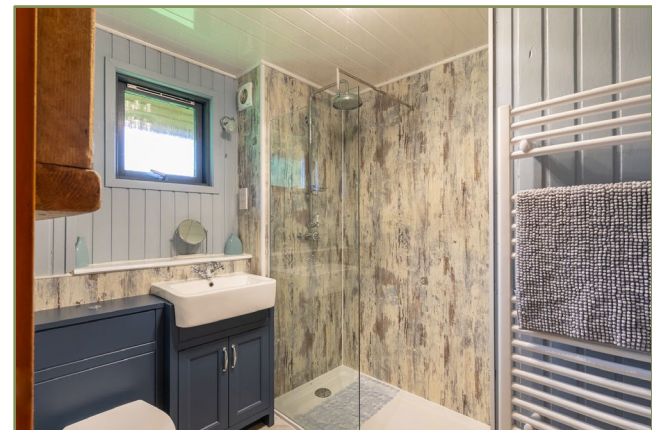
Bedroom 3

(9' 10" x 7' 10") or (3.00m x 2.40m)

Shower Room

(7' 5" x 6' 7") or (2.25m x 2.00m)

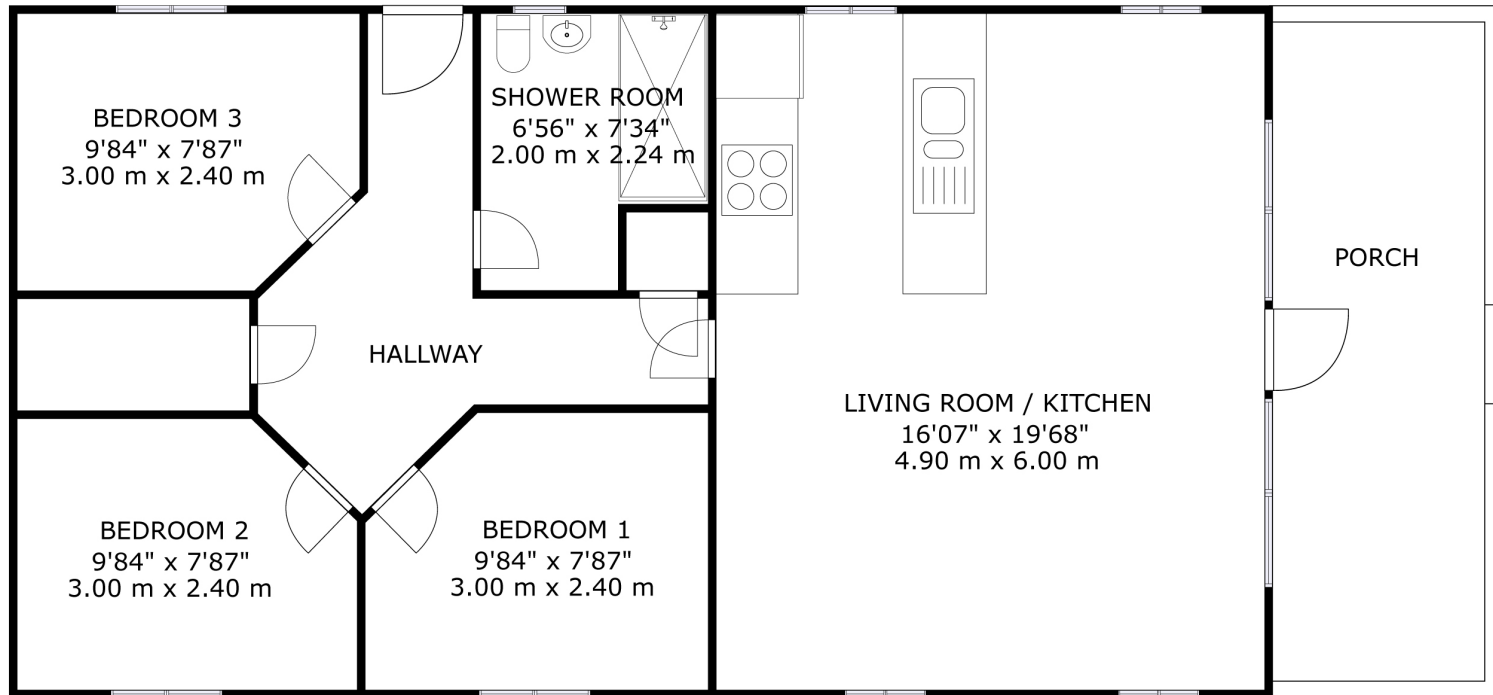
Please note, J&H Mitchell are marketing this property on behalf of our private client. We are not affiliated with the park that the lodge is located on and have no input into terms and conditions or site fees.





## 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 right, continue down round hairpin bend. When the road splits, turn to the right and drive passed several lodges on your right. As the road swings right towards the loch, there is a layby on the left, park here and use the footbridge to gain access to the lodge.



## Fir Bush Lodge Loch Tay Highland Lodges By Killin FK21 8TY

GROSS INTERNAL AREA  
FLOOR 1: 659 sq ft, 61.3 m<sup>2</sup>  
EXCLUDED AREA: PORCH: 96 sq ft, 9.00 m<sup>2</sup>  
TOTAL: 756 sq ft, 70.3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk) : [info@jandhmitchell.com](mailto: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.



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