



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



# The Serpent Loch Tay Highland Lodges Killin FK21 8TY

¼ Share - Offers Over £55,000

J&H Mitchell are pleased to present this rare opportunity to purchase a quarter share of a three bedroom lodge in the loch Tay Highland Lodges park near Killin.

The lodge along with its contents, is shared with three other owners and each owner has an equal allocation of time each year which varies from year to year. For example in 2024, the share we are marketing has had the full months of March and November and two weeks in July and September. Your allocation can be for your own exclusive use, or it can be rented out some or all of the time. If desired, the park can take care of this on your behalf along with cleaning between bookings. More information can be obtained from the park.

The lodge is located in the lower area of the park with easy access to the lochside. It has an attractive open plan living/dining/kitchen with a vaulted ceiling. There are full height windows across the front of the lodge maximising the light and views to the loch.

The kitchen is partitioned by worktop and high level shelving. It consists of cream wall and floor units with a marble effect worktop. There is an integrated oven, electric hob, dishwasher, fridge-freezer and washing machine.



There are three good sized bedrooms. The double has built-in mirrored wardrobes and an en-suite shower room with WC, WHB in vanity units, a shower cubicle and a heated towel rail. The other two are twin rooms, one of which has recessed shelving. There is a family bathroom with a bath with shower, WC and WHB set in vanity units and a heated towel rail.

Externally the lodge has decking to the front and side and a parking area.

The Loch Tay Highland Lodge park benefits from being in a 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' 8") or (4.90m x 3.55m)

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

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

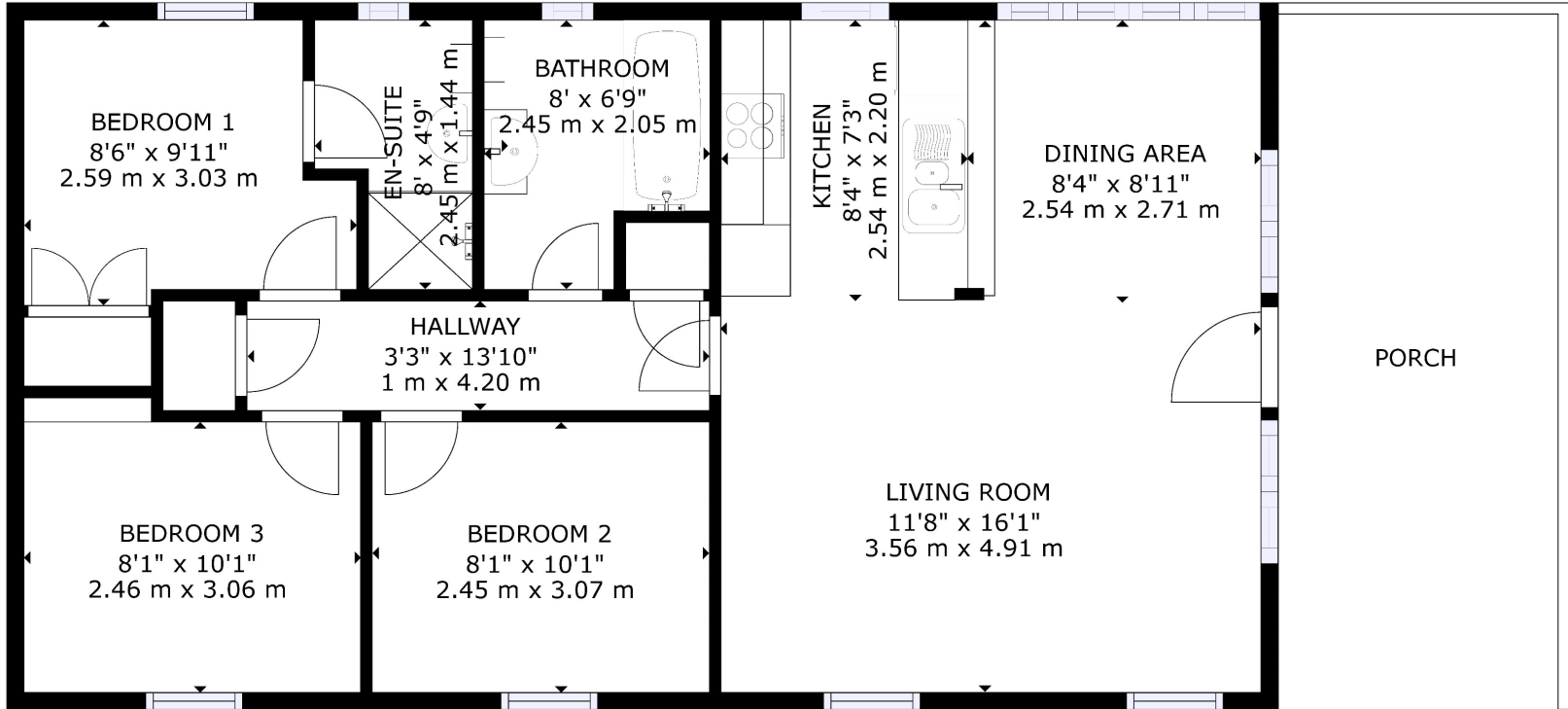




## Directions

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 right, continue down round hairpin bend. When the road splits, turn to the left. The Serpent is the third lodge on your left.

**Please be aware, as this lodge is rented out and in shared ownership, in person viewings will not be available.  
There is a virtual viewing link on the website.**



## The Serpent, Loch Tay Highland Lodges, Killin, FK21 8TY

GROSS INTERNAL AREA  
FLOOR 1: 738 sq ft, 68.54 m<sup>2</sup>  
EXCLUDED AREA: PORCH: 169 sq ft, 15.69 m<sup>2</sup>  
TOTAL: 738 sq ft, 68.54 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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.



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

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