



Gills
Island

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



½ Share of
Gulls' Island Lodge
Loch Tay Highland Lodges
Killin
FK21 8TY

Offers Over £75,000

Gulls' Island presents a rare opportunity to purchase a ½ share of a lodge located in the popular Loch Tay Highland Lodges park near Killin.

This attractive two bedroom lodge is situated in a prime location in the lower part of the park, close to the shores of Loch Tay.

The lodge along with its contents, is co-owned by 3 parties. We are selling a half share and the other two owners have a ¼ share each. Each share has a proportional allocation of time each year which varies from year to year so the ½ share that is for sale benefits from having 6 months of the year.

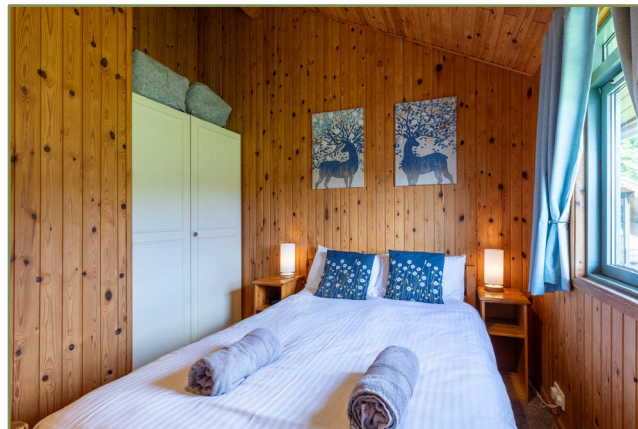
For example, in 2024, the ½ share we are marketing has had the full months January, February, May, June, August & October. This will rotate to a different 6 months in 2025 and annually thereafter on a 4 year cycle. All contents are owned jointly between the owners and any repairs or replacements are shared proportionally as is general maintenance of the lodge.



Your allocation can be for your own exclusive use, or it can be rented out some or all of the time. The lodge has a current Short-Term Letting Licence. The current owners use the lodge themselves in addition to renting it out some of the time.

The lodge itself has full height windows to the front which maximise the views and a vaulted ceiling over the main living space. It is heated by smart electric radiators. There is a living room area with dining area and an attractive fully fitted kitchen with cooker, microwave, fridge and freezer and washing machine.

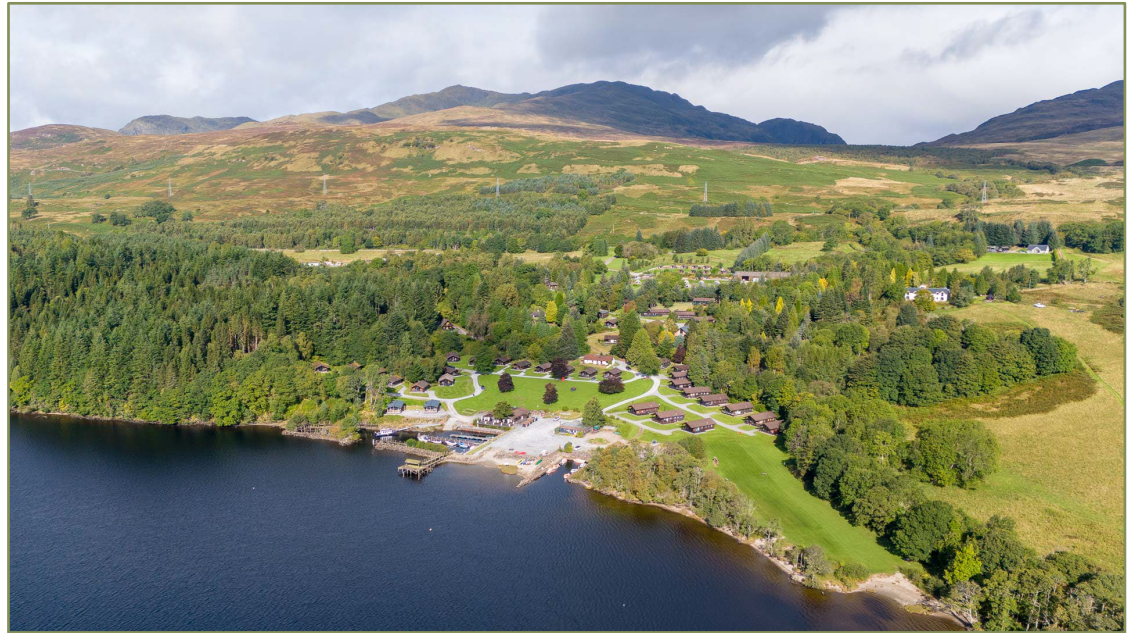
There are two bedrooms, one set up with a double bed and the other with twin beds. The twin bedroom has recessed shelves and both rooms have fitted wardrobes. There is a bathroom with bath with an electric shower over, WC, WHB and heated towel rail. The lodge has pine clad interior walls and is in good condition; it has, in the last two years, undergone major refurbishment with replacement of some white goods, furniture and soft furnishings.



To the front there is a covered balcony area with dining furniture. The lodge benefits from having a private parking space which can accommodate two vehicles. It is situated in a quiet area of the park, approx. 200 metres from the loch and benefits from lovely open views.

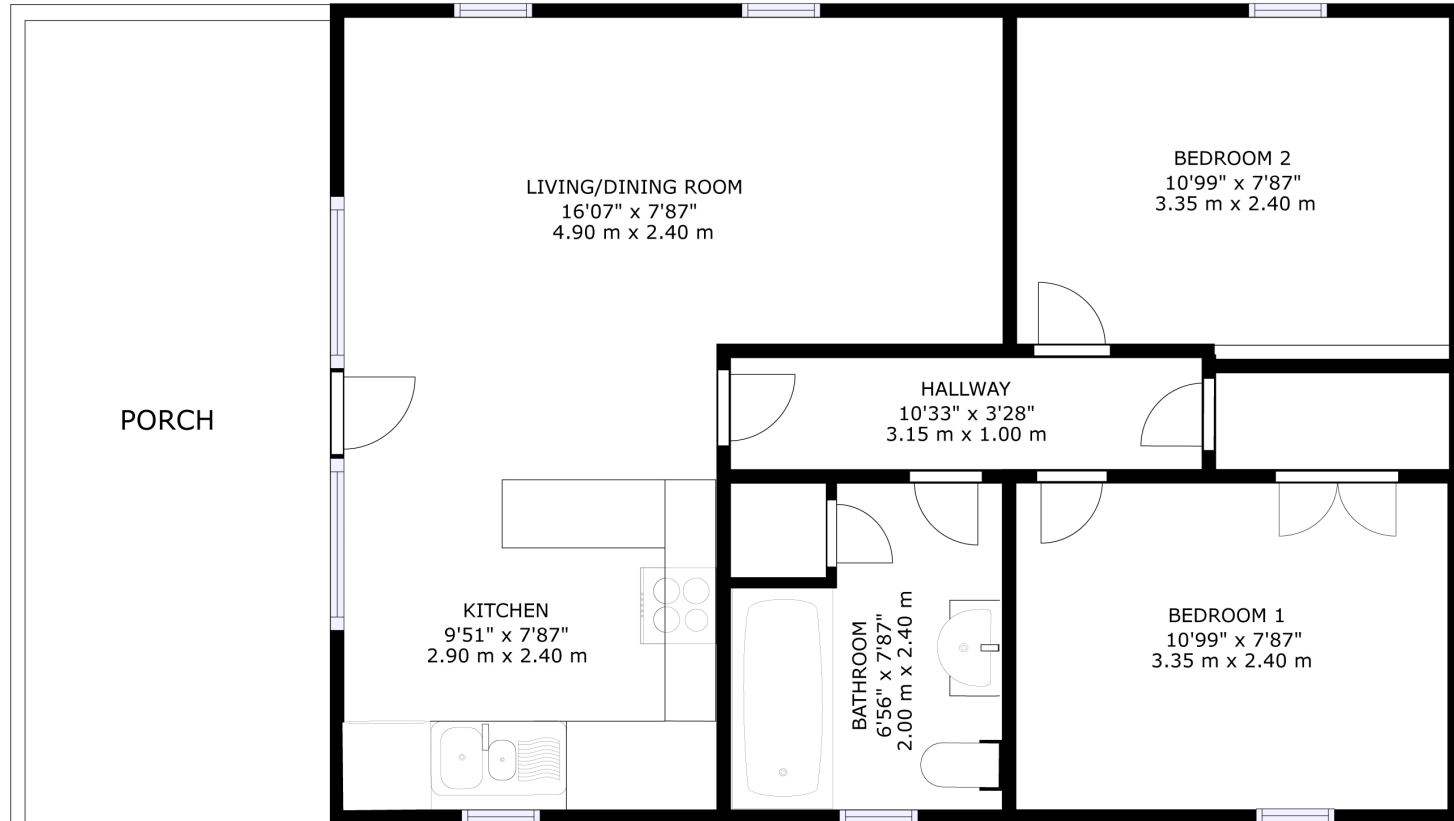
There is a restaurant and bar, The Boathouse, on site and various leisure facilities including a children's play area and local walks. The park is in a beautiful waterfront location with a marina and easy access for many watersports.

J&H Mitchell are marketing this property on behalf of our private client. We are in no way 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 downhill. As you arrive at fork in road, turn right, continue down round hairpin bend. When the road splits, turn to the right and follow road which swings back left towards the water. As the track splits again, turn right, Gulls' Island is immediately on your right.



Gull's Island Lodge Loch Tay Highland Lodges Killin FK21 8TY

GROSS INTERNAL AREA
FLOOR: 543 sq ft, 50.52 m²
EXCLUDED AREA: PORCH: 169 sq ft, 15.69 m²
TOTAL: 712 sq ft, 66.21 m²

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.



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