



INVERTILT ROAD PITLOCHRY | FIXED PRICE £65,000

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INVERTILT ROAD

PITLOCHRY

£65,000

*** DON'T MISS OUT ***

Enjoy your time at the stunning, modern, Lochan No.7 located at the luxury, award winning River Tilt Park.

This desirable, fully furnished, caravan boasts a sophisticated design complemented by comfort, finishing touches and features. The well-crafted kitchen and lounge area have plenty of space to entertain family and friends. Two bedrooms both feature integrated storage and the master has a WC en-suite. The family walk-in shower room with over sink storage is reached through the hall. Built in November 2022, this scarcely used caravan is immaculate, and perfect for relaxing and enjoying a luxurious new lifestyle in your personal year-round holiday home.

Benefiting from its peaceful location and proximity to the sites and attractions, the idyllic setting at Bridge of Tilt offers a relaxed rural lifestyle in Highland Perthshire.

Description

A spacious lounge/dining room is open plan with a modern fully fitted kitchen which contains cabinets and a stainless-steel sink and drainer unit. There is an integrated oven and hob with extractor hood, microwave, fridge and freezer. Light entering through the double glazed French doors floods the room complementing the soft and calming colour themes. The doors lead out to the decking area. All furniture is included and there is a gas feature fireplace and radiators throughout.

The hall leads to two bedrooms one featuring twin beds with overhead storage and a single wardrobe. The master has a double fitted wardrobe and WC ensuite. Additionally, there is plenty storage with vanity unit, bedside units and a wall mounted TV. A family shower room comprises a walk-in shower, over sink storage and towel rail.

The large decking incorporates utility storage with washing machine and dryer. The caravan roof overhangs at the front creating a rain/sun cover for sitting outdoors. There is parking for two cars next to the rear of the property.

Situation

The surrounding countryside provides ample opportunities for the outdoor enthusiast. Glen Tilt has bountiful wildlife with red squirrels, deer and varied birdlife. The beautiful countryside provides excellent walking, cycling and riding opportunities. One of the finest inland golf courses is at Pitlochry with its sister course in Blair Atholl.

A bus service runs through Blair Atholl to Pitlochry. Blair Atholl and Pitlochry both allow connections for bus and

train onward journeys. Local taxi services operate in the area. Based in the Heart of Scotland, all Scotland's major cities can be reached within a 2 ½ hour drive - or you may choose a day trip to the beach on either the west or east coast. Closer to home, Loch Tummel offers sailing opportunities. Highland Perthshire offers a wide choice of hospitality and leisure pursuits including the Atholl Country Life Museum, Blair Castle, House of Bruar, the Birks Cinema, several Distilleries and Pitlochry Festival Theatre. Highland Perthshire excels in Community and Outdoor Life - with many community initiatives easily located in the local community magazine, The Atholl & Breadalbane Quair.

Key Features

- Modern caravan
- Luxury, award winning River Tilt Park
- Situated in Cairngorms National Park
- Open plan living space with French doors
- Large decking area
- Separate utility room
- The park is open 12 months of the year.
- Double glazing & Gas central heating
- Easy access to A9 and mainline rail

Arrange a Viewing

Viewing is by appointment. Please call Highland Perthshire's local professional agents to arrange a viewing. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home, or to arrange a viewing online, please visit Amazing Results website.

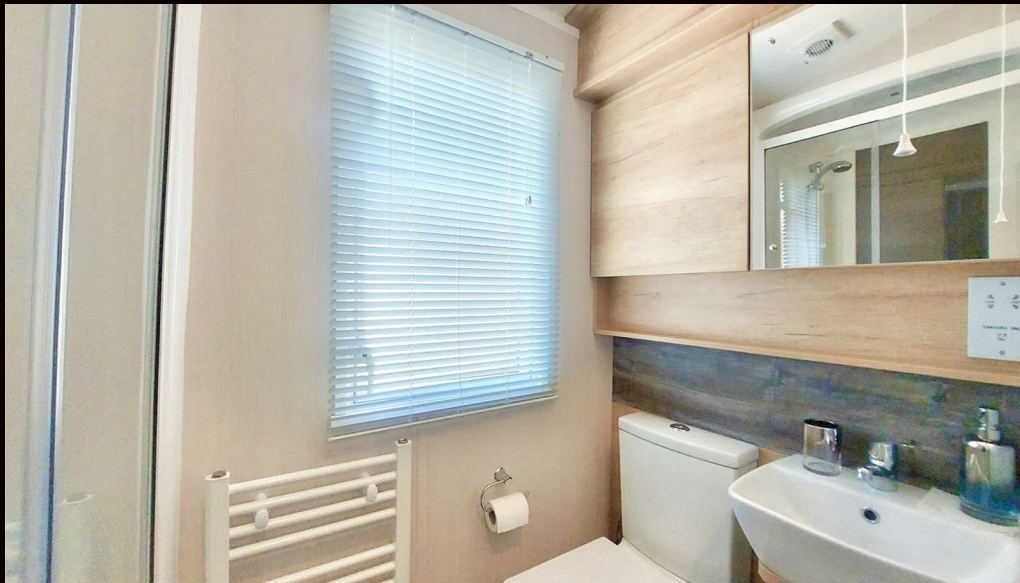
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!™** on **07483 110651**



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