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Ruthven Falls is an exclusive development of 41 luxury holiday lodges in Brigton of Ruthven. This rural location on the border of Perthshire and Angus is ideally situated in the heart of Scotland. Boasting an enviable setting, Ruthven Falls ensures the comfort of space and luxury throughout each lodge as well as across the development. Ruthven Falls holds a 5 star award from the Scottish Tourist Board.

There are four styles of holiday lodges to choose from, each with the highest of contemporary specification inside and out. All have wraparound decks and luxury fitted kitchens and bathrooms. Some have additional standout features such as vaulted ceilings, walk-in wardrobes and bi-fold doors. You can choose the perfect lodge to suit you. Visitor parking is available for those who wish to invite family or friends, a children's play area provides great entertainment for under 12s, and dogs are also welcome to Ruthven Falls. There are beautifully landscaped grounds so all you have to do is arrive, relax and enjoy.

The local area has a rich history and on your doorstep, you will find a paradise for walkers to enjoy nature – whether gentle strolls through shaded groves, or more energetic hiking and hill climbing. If the mood takes you, Morris Leslie Villages can also provide permits for fishing on our own private section of the River Isla. We can also offer advice on the best golfing, hunting and horse riding you could wish for, or snowboarding and skiing in winter.



KEY FEATURES

Two bedrooms (principal with four-poster bed and en-suite)

Semi-open plan fully fitted kitchen with integrated appliances

Statement feature walls in lounge with designer wallpaper and false chimney breast

Patio doors and full height windows throughout

Laminate flooring, hessian backed carpet and soft furnishings throughout

Double glazed and centrally heated

10 ft deck with glass balustrade

Electric vehicle charging point

Suitable for Hot Tub connection







Buying your luxury holiday home with Morris Leslie Villages gives you the benefit of:

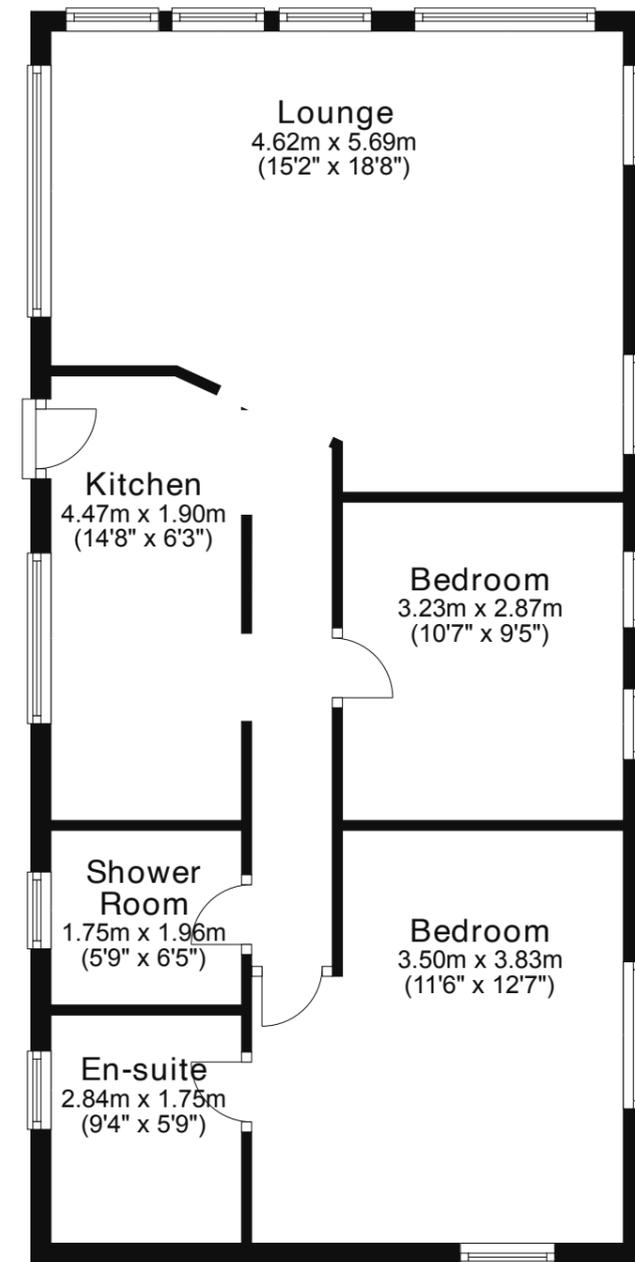
- Open for holidays 12 months of the year
- Friendly, secure family atmosphere
- Well spaced and creatively designed pitches
- A stunning natural environment with access to our own river with private fishing
- Dog friendly park

The Tweed is the ideal country two bedroom country retreat, boasting beautiful and unique design features with an added contemporary twist. The exterior styling has a lovely welcoming feel created by a cottage-style front door and full-height windows. Full of character, the Tweed is warm and inviting making it the ideal lodge for those looking to relax in comfort and style. Outside you will find a spacious decking area with glass balustrade creating that extra layer of luxury.

These spacious luxury holiday lodges have been built to full BS3632 Residential Specification. Manufactured in the UK, all of the new holiday lodges will benefit from a full manufacturer's warranty which provides 10-year structural cover. Morris Leslie Villages offer lodges with contemporary designs, each with their own key features that deliver the ideal holiday lifestyle.







TWEED, RUTHVEN FALLS
BRIGTON OF RUTHVEN,
ANGUS, PH12 8RQ

Approx gross internal area sqft | sqm
Property reference XL2460

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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