



To view the HD video click here



Ruthven Falls is an exclusive development of 41 luxury holiday lodges in Brighton 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 also 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.

KEY FEATURES

- Three bedrooms (principal with ensuite and walk-in-wardrobe)
- French doors and angled feature windows to the front of the living area
- Open-plan living space incorporating lounge, dining and kitchen areas
- Open plan galley kitchen with integrative appliances
- Boot seat, coat hooks and additional storage to side entrance
- Decking with glass balustrade
- Electric vehicle charging point
- Suitable for Hot Tub connection











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.

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 Esk has a relaxed colour scheme of soft natural tones, creating a peaceful and harmonious feeling with the countryside that surrounds it. This three bedroom luxury lodge is ideal for those wishing to relax while incorporating all the comforts of home. It includes plenty of practical storage with a walk through dressing area in the principal bedroom and coat area by the main entrance. Fitted with a full complement of kitchen appliances as well as a spacious decking area, the Esk includes everything you could want for the perfect break away with the hallmark of luxury and quality throughout.

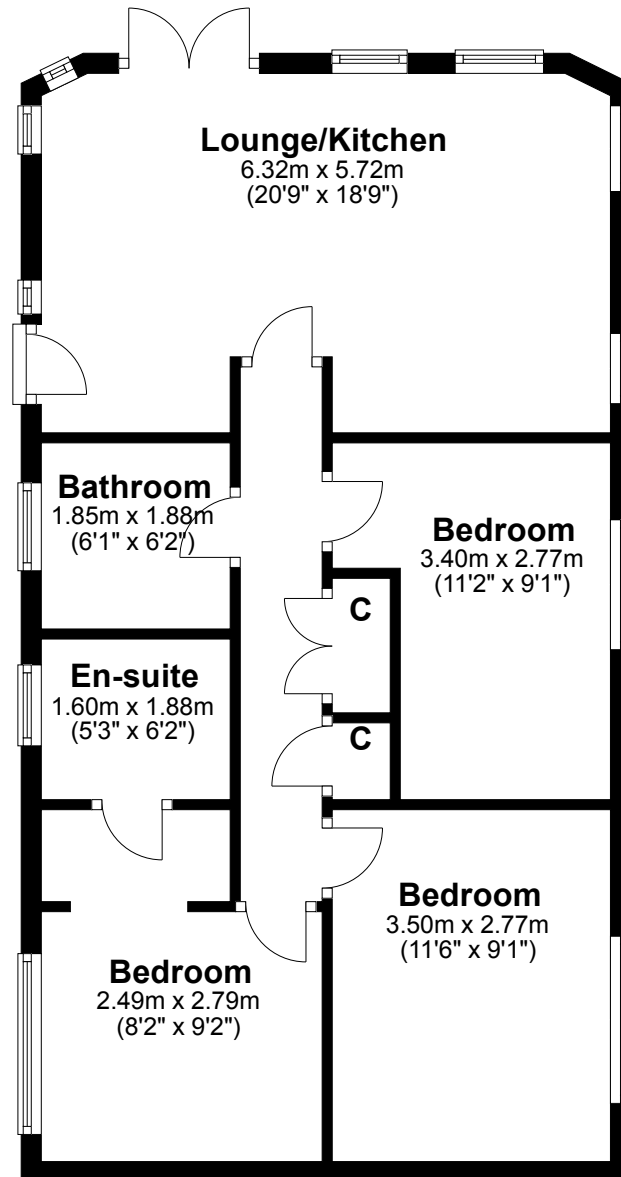
These spacious luxury holiday lodges have been built to full BS3632 Residential Specification. Manufactured in the UK, all of the new holiday lodges will benefit from a full manufacturer's warranty which provides 10-year structural cover. Morris Leslie Villages offer lodges with contemporary designs,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











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

Approx gross internal area 46 sqft | 20 sqm

Property reference XL2461

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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