



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.

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 dressing area and en-suite)
- Open plan living space and dining space
- family bathroom
- Country-style kitchen with integrated appliances incl. oven, fridge-freezer, dishwasher, microwave, washer-dryer
- Split level roof
- Patio doors and large full height picture window
- Double glazed and centrally heated
- Decking 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:

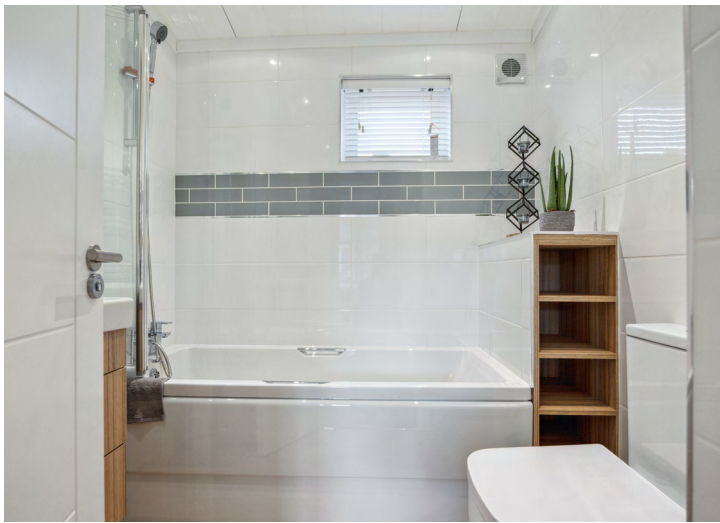
Open for holidays 12 months of the year
Friendly, secure family atmosphere
Well spaced and creatively designed pitches
A stunning natural environment with access to our own river with private fishing
Dog friendly park

The Earn offers a contemporary two bedroom design with a split-level roofline and patio doors creating a wonderful, relaxed and spacious feel. Inside, the style is warm and welcoming with interesting features at every turn. The open-plan living space has vaulted ceilings and includes lounge, dining and kitchen areas, principal bedroom with en-suite, second bedroom and family bathroom. Outside you will find a spacious decking area with glass balustrade.

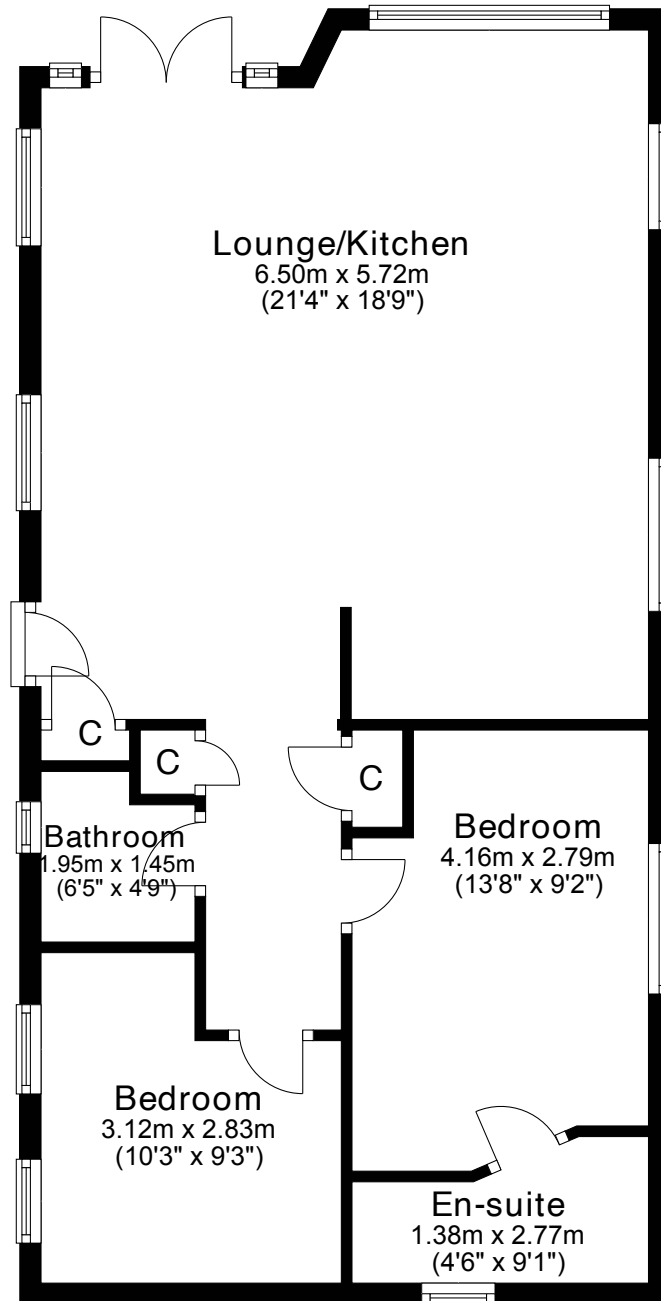
These spacious luxury holiday lodges have been built to full BS3632 Residential Specification. Manufactured in the UK, all of the new holiday lodges will benefit from a full manufacturer's warranty which provides 10-year structural cover. Morris Leslie Villages offer lodges with contemporary designs,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











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

Approx gross internal area 871 sqft | 81 sqm

Property reference XL2462

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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