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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 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

Premium plot with uninterrupted views

Two bedrooms (principal bedroom with en-suite)

Open plan fully fitted kitchen

Separate Utility Room

Family Bathroom

Double French Doors to the decking with glass balustrade

Vaulted Ceilings

Double glazed and centrally heated

Capacity for Electric Vehicle Charging

Capacity for Hot Tub



















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 Isla is a new addition to Ruthven Falls, this luxurious two bedroom retreat, boasts beautiful and unique design features with an added contemporary twist. The exterior styling has a bright and contemporary feel with full glass frontage via a combination of full length windows and double French Doors to the decking. Internally, a spacious, open plan living, dining, kitchen area is the hub of this home from home. This lodge also benefits from an entirely separate utility room. Warm and inviting, decorated in natural tones and the use of wooden finishings give elegance and quality to this lodge. Outside you will find a spacious decking area with glass balustrade creating that extra layer of luxury, the ideal place to unwind with a glass of wine under the stars.

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.







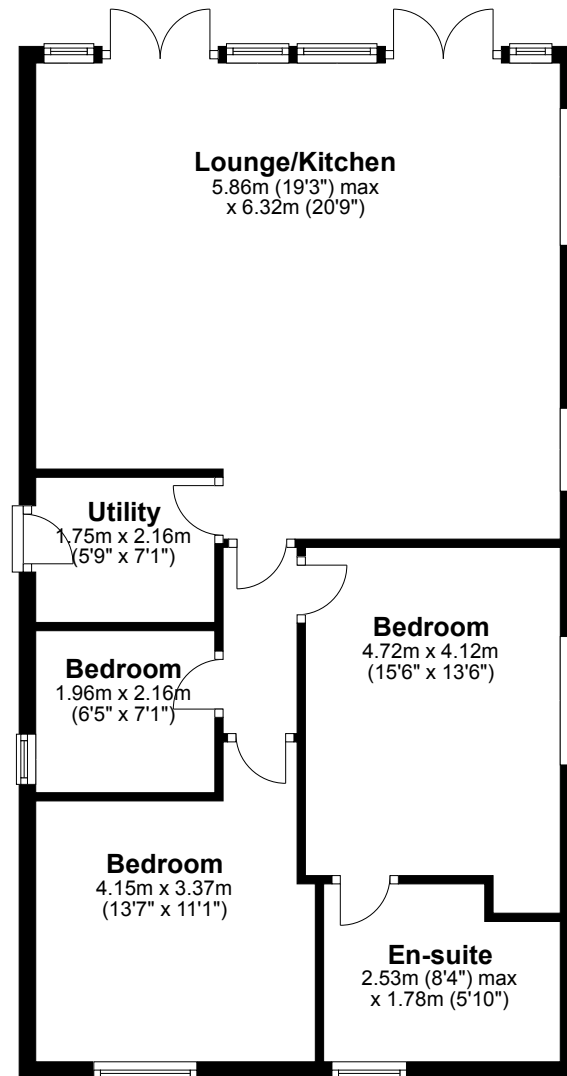












**ISLA, RUTHVEN FALLS**  
BRIGTON OF RUTHVEN  
ANGUS, PH12 8RQ

Approx gross internal area 40 sqft | 22 sqm

Property reference XL2476

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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