



@Parc Royale, No 16 Le Boulevard, River Tilt Park, Bridge of Tilt, PH18 5TE

Fixed Price **£74,973**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 — 



**@Parc Royale,
No 16 Le Boulevard,
River Tilt Park,
Bridge of Tilt,
PH18 5TE**

Fixed Price
£74,973

J&H Mitchell are delighted to bring to market this stunning and immaculately presented two bedroom holiday home, located on the award-winning River Tilt Park.



Positioned on "Le Boulevard", this NEW holiday home has been finished to a high standard and comprises a bright open-plan living area with built-in electric fire in the living room, dining room and a modern fitted kitchen with integrated appliances. A small hallway leads to the main double bedroom, twin bedroom and shower room. The home benefits from gas central heating and double glazing throughout with each room tastefully decorated.



Outside, a large decking provides a great space for outside entertaining and enjoying the beautiful surrounding hill views. A utility room, containing a washing machine and tumble dryer, great storage, ideal for golf clubs, fishing tackle or bikes. Also an outdoor tap, ideal for washing the car.



This lodge is being offered fully furnished. Annual fees and lease details can be discussed upon viewing appointment. Viewing is highly recommended and strictly by appointment.



Coming soon to @ Parc Royale, the newly refurbished Steadings Spa, complete with pool, spa, sauna, steam room hot tub etc, and the very exciting Roundhouse Inn, due to open in March in 2024.

Living Room (11' 6" x 10' 5") or (3.50m x 3.18m)

Kitchen (7' 9" x 5' 9") or (2.37m x 1.74m)

Dining Room (7' 9" x 5' 9") or (2.37m x 1.75m)

Bedroom 1 (10' 4" x 7' 4") or (3.15m x 2.23m)

Bedroom 2 (6' 9" x 6' 0") or (2.06m x 1.83m)

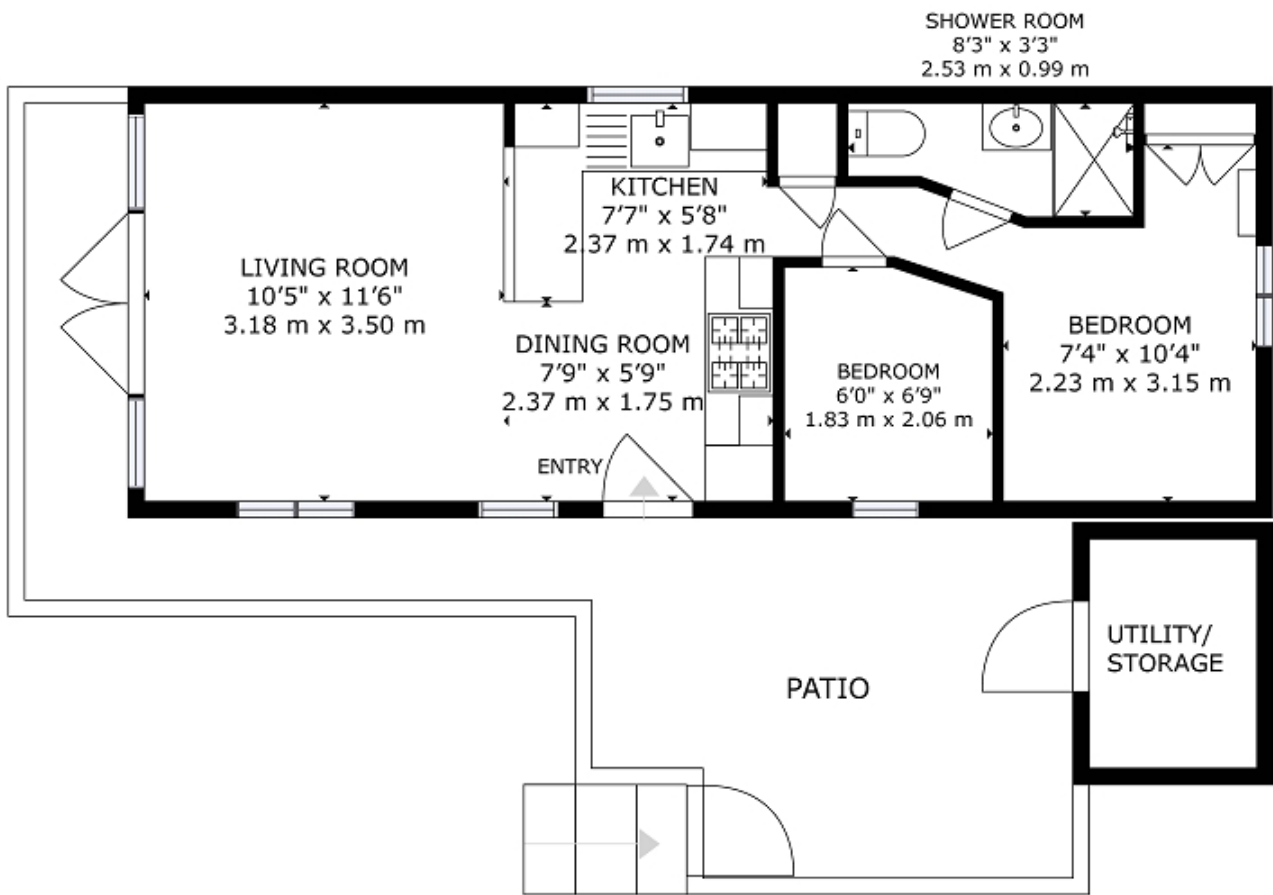
Shower Room (8' 4" x 3' 3") or (2.53m x 0.99m)



Directions

From Pitlochry head north along the A9 towards Inverness and turn right at the exit for the B8079 to Blair Atholl and Bruar. Continue into Bridge of Tilt and turn left onto Invertilt Road, then turn right into Parc Royale where you will find the Reception. Park up in visitor parking. No.16 is short walk down on the left-hand side (As an owner you will receive gate controllers. The gates will then slide open and close behind you, offering security and safety to all).





S16, River Tilt Park, Bridge of Tilt, PH18 5TE

GROSS INTERNAL AREA
TOTAL: 378 sq.ft, 36 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

J H Mitchell
51 Atholl Road, Pitlochry, PH16 5BU
01796 472606
info@jandhmitchell.com