



Cap Ferrat, River Tilt Park, Bridge of Tilt, Pitlochry, PH18 5TE

Offers In Region Of **£250,000**



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J&H Mitchell <sup>WS</sup>  
SOLICITORS & ESTATE AGENTS  
— Since 1836 — 



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River Tilt Park,  
Bridge of Tilt,  
Pitlochry, PH18 5TE**

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J&H Mitchell are delighted to present this exciting opportunity to purchase a modern and immaculately presented lodge, set in a stunning riverside location on the award-winning River Tilt Park.



This two bedroom lodge has been finished to an exceptional standard and comprises entrance hall; open-plan living/dining room with high vaulted ceilings, dual aspect windows and French doors to patio, offering lots of light. There is also an electric feature fire and surround, and wall mounted TV. The kitchen is spacious and modern and partially open to the living space. Two bedrooms, main with en-suite shower room and both with wall mounted TVs, and bathroom complete the accommodation. The lodge benefits from gas central heating and double glazing throughout. Each room is tastefully decorated in neutral tones and is in immaculate condition.

Outside, the lodge is surrounded by decking providing a great space to entertain. With an electric canopy you can enjoy the views in any weather. The lodge also has the benefit of two sheds, both with light and power and one with plumbing for a washer dryer.

This lodge can be purchased as a residential property (subject to restrictions). Annual fees and lease details can be discussed upon viewing appointment. This lodge is a welcome addition to the market and viewing is highly recommended.

### **Entrance Hall**

(8' 5" x 4' 8") or (2.57m x 1.42m)

### **Living/Dining Room**

(19' 9" x 12' 10") or (6.01m x 3.91m)

### **Kitchen**

(12' 10" x 8' 0") or (3.92m x 2.44m)

### **Bedroom 1**

(10' 6" x 10' 6") or (3.21m x 3.21m)

### **En Suite**

(9' 0" x 3' 1") or (2.75m x 0.93m)

### **Bedroom 2**

(11' 9" x 10' 6") or (3.58m x 3.21m)

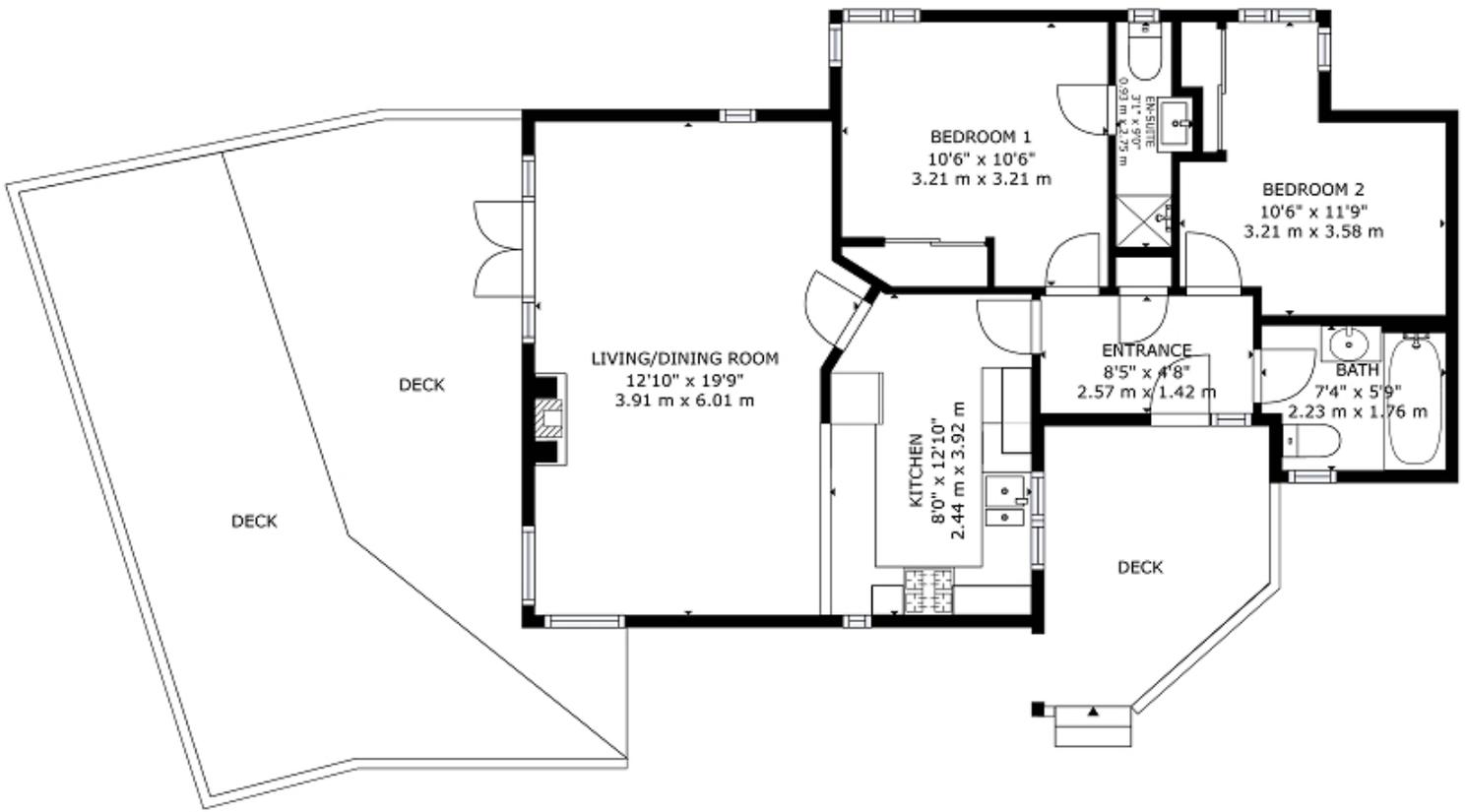
### **Bathroom**

(7' 4" x 5' 9") or (2.23m x 1.76m)

### **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 the River Tilt Park where you will find the Reception.





L19, Cap Ferrat, River Tilt Park, Bridge of Tilt, PH18 5TE

GROSS INTERNAL AREA  
 FLOOR 1: 673 sq. ft, 63 m2, EXCLUDED AREAS:  
 DECK: 437 sq. ft, 41 m2, PORCH: 87 sq. ft, 8 m2  
 TOTAL: 673 sq. ft, 63 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.