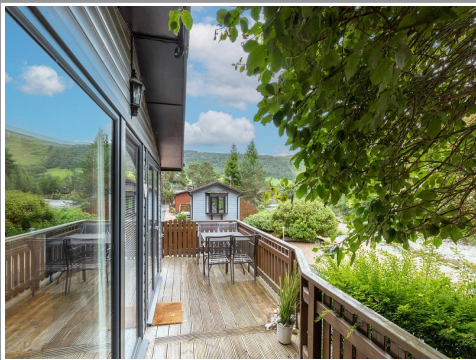




Tailrace, River Tilt Park, Bridge Of Tilt, Pitlochry, PH18 5TE

Offers In Region Of **£110,000**



51 Atholl Road, Pitlochry. PH16 5BU  
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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**

Offers In Region Of  
**£110,000**

J&H Mitchell are delighted to bring to market this well-presented two bedroom lodge with views of the River Tilt.



This bright & spacious lodge comprises open plan living/dining/kitchen with wooden flooring, feature fire and fireplace and with fresh, modern fully-fitted kitchen. Doors from the dining area lead to the decking. A hallway then leads to a main double bedroom with mirrored built-in wardrobes and en-suite shower room; a twin bedroom and bathroom (with shower over bath). Finished to a high standard, and with timber panelling and framing throughout, this lodge has a wonderful Scandinavian feel.



Outside, the decking provides a nice seating area to enjoy the views of the river and the surrounding hills beyond. A timber storage shed and gravelled driveway can also be found.



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.

### Living Room

(13' 11" x 11' 9") or (4.25m x 3.58m)

### Kitchen

(8' 0" x 7' 11") or (2.43m x 2.41m)

### Dining area

(8' 0" x 5' 9") or (2.44m x 1.75m)

### Hallway

(7' 3" x 2' 11") or (2.20m x 0.88m)

### Bedroom 1

(10' 0" x 7' 8") or (3.06m x 2.33m)

### En Suite

(7' 4" x 3' 4") or (2.24m x 1.01m)

### Bedroom 2

(8' 9" x 8' 7") or (2.67m x 2.62m)

### Bathroom

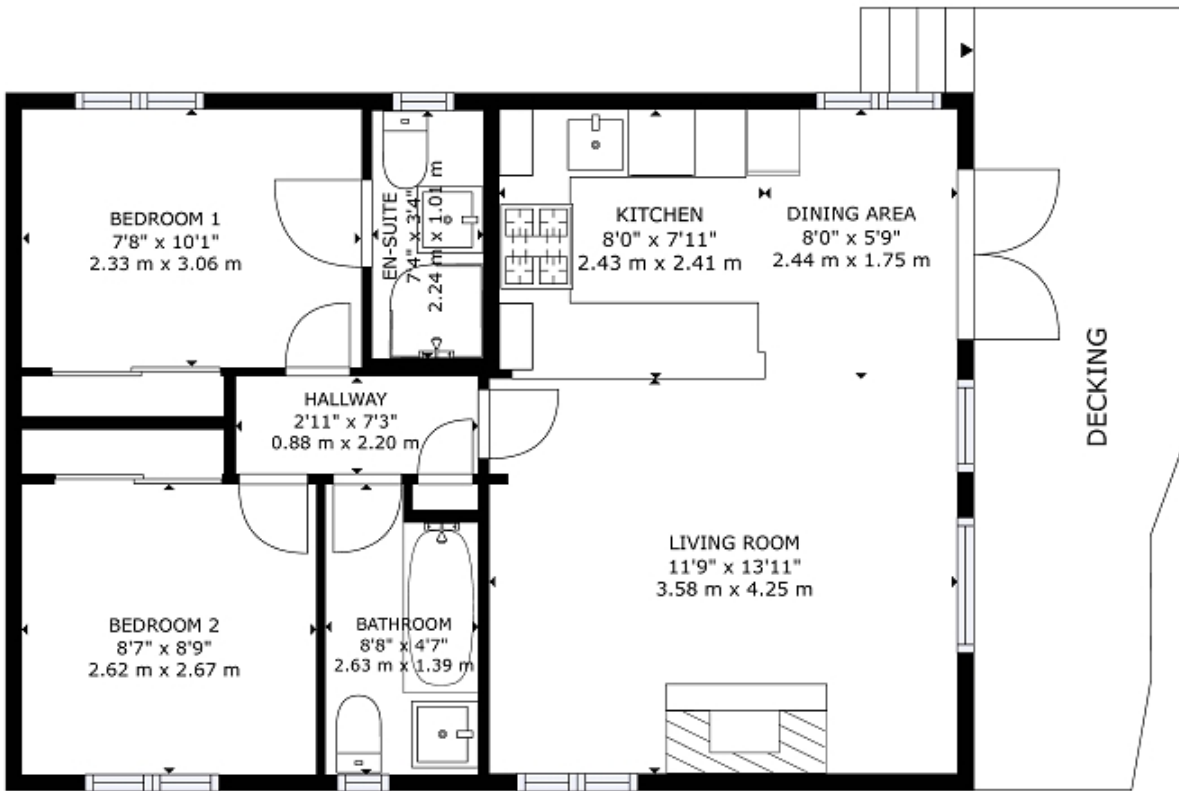
(8' 8" x 4' 7") or (2.63m x 1.39m)



### 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.





**L15 Tailrace, River Tilt Park, PH18 5TA**

GROSS INTERNAL AREA  
 FLOOR 1: 551 sq. ft, 51 m<sup>2</sup>, EXCLUDED AREAS:  
 PORCH: 132 sq. ft, 12 m<sup>2</sup>  
 TOTAL: 551 sq. ft, 51 m<sup>2</sup>  
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.