



Tailrace | River Tilt Park | Bridge of Tilt Blair Atholl | PH18 5TE

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 2
- PEACEFUL LOCATION
- VIEWS OVER RIVER TILT
- STORAGE SHED & PARKING



OIRO
£80,000

TAILRACE

This bright and spacious lodge offers stylish, open-plan living with a welcoming Scandinavian feel throughout.

The generous living, dining, and kitchen area features wooden flooring, a striking fireplace with feature fire, and a contemporary, fully fitted kitchen. French doors from the dining area open directly onto the decking — perfect for relaxing or entertaining outdoors.

A central hallway leads to a beautifully presented main double bedroom with mirrored built-in wardrobes and an en-suite shower room, a comfortable twin bedroom, and a modern bathroom with shower over bath. Finished to a high standard, the lodge showcases quality timber panelling and framing, creating a warm and inviting atmosphere.

Outside, the private decking provides an ideal seating area to enjoy scenic views of the river and surrounding hills. Additional features include a timber storage shed and a gravelled driveway.

Annual site fees and lease details are available upon request. For full details and inclusions, please contact J&H Mitchell or the River Tilt Park directly.

This lodge is an exceptional opportunity for those seeking a tranquil retreat in a stunning location.



LOCATION

Bridge of Tilt and Blair Atholl are within easy reach of the A9 which is ideal for commuting and Blair Atholl also has a railway station which is on the mail London to Inverness rail route. The village has two grocery stores, a primary school, a hotel, a 9-hole golf course, a working watermill, several eateries and the famous Blair Castle, which has been home to nineteen generations of Stewarts and Murrays of Atholl.

Pitlochry is a popular tourist destination in the heart of Highland Perthshire. Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service. The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





DIRECTIONS

From our office in Pitlochry, head north on the A9 and turn right at the exit for Blair Atholl. Continue along into Bridge of Tilt and turn left onto Invertilt Road. Turn right into the River Tilt Park where you will find Reception.

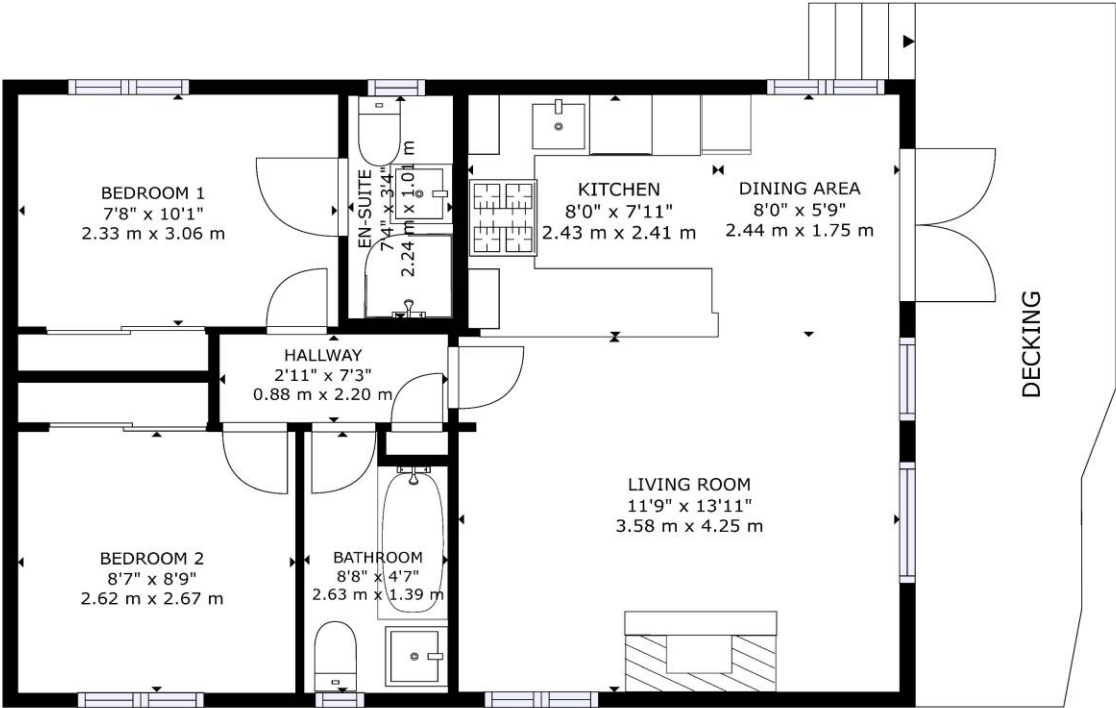
FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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L15 Tailrace, River Tilt Park, PH18 5TA

GROSS INTERNAL AREA
FLOOR 1: 551 sq. ft. 51 m², EXCLUDED AREAS:
PORCH: 132 sq. ft. 12 m²
TOTAL: 551 sq. ft. 51 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.