



The Crannog Loch Tay Highland Lodges Killin FK21 8TY

Fixed Price £205,000

The Crannog is an attractive three bedroom lodge located on the popular Loch Tay Highland Lodges Park near Killin.

This lodge is situated amid a beautiful, wooded area of the park and therefore enjoys a good level of privacy whilst retaining stunning views to Loch Tay. It has been used as a successful holiday let by the current owners.

The lodge consists of an open plan living room, dining area and kitchen with a vaulted ceiling and full height windows with a door onto the decking at the front and patio doors to the side. The kitchen is of a modern style with off white wall and floor units and black marble effect worktops and splashbacks. It is partitioned from the dining area by high level units which include a built-in microwave. There is an integrated electric oven and ceramic hob, dishwashers, washing machine and fridge-freezer.



There are three bedrooms, a double which has an en-suite shower room with shower cubicle, WC, WHB and heated towel rail and two twin rooms. There is a family bathroom which consists of a bath with electric shower over, WC, WHB and heated towel rail.

Externally there is a decked balcony to the front and side which is large enough for a garden dining table and chairs and parking to the rear of the lodge.

Most contents are included in the sale with the exception of personal items.

There is a restaurant and bar, "The Boathouse", on site and various leisure facilities including a children's play area and local walks. The park is in a beautiful waterfront location with a marina and easy access for many watersports.

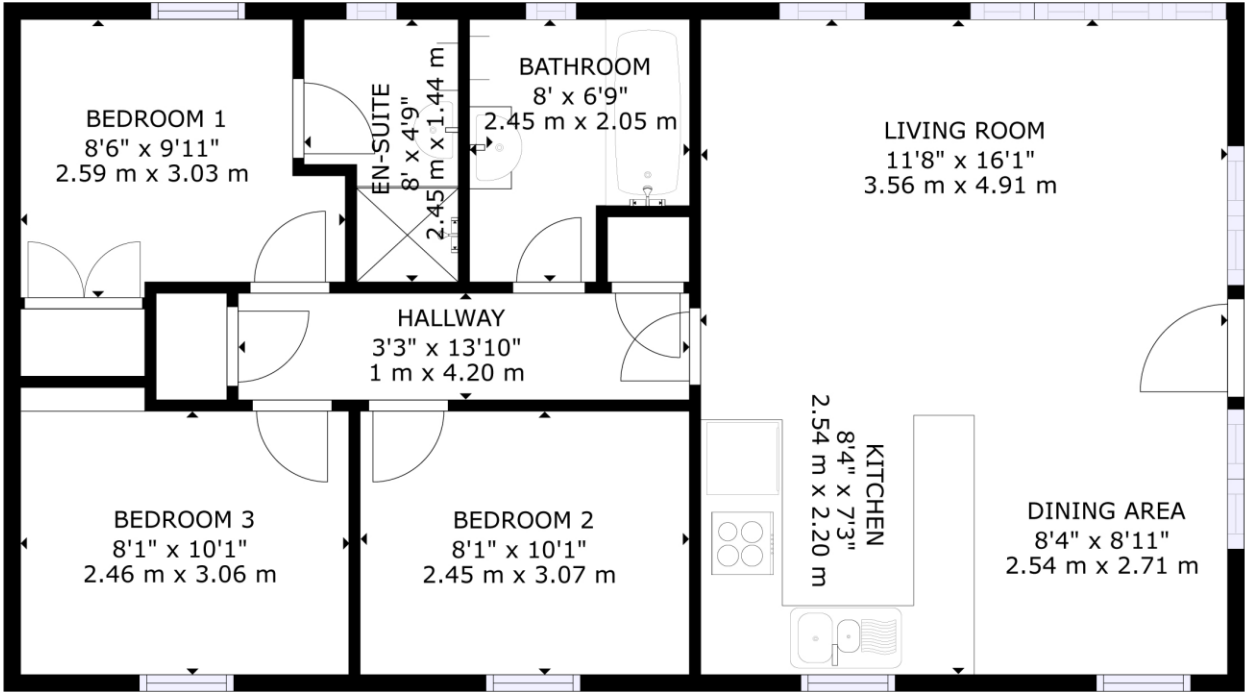
J&H Mitchell are marketing this property on behalf of our private client. We are in no way affiliated with the park where the lodge is located on and have no input into terms and conditions or site fees.





Directions

From Aberfeldy, travel SW through Kenmore and onwards towards Killin. Turn left in Loch Tay Highland Lodge park. Pass reception and continue down hill. As you arrive at fork in road, turn left onto the 2nd turning. The Crannog is on the right of the parking area.



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GROSS INTERNAL AREA
FLOOR 1: 738 sq ft, 68.54 m²
EXCLUDED AREA: PORCH: 169 sq ft, 15.69 m²
TOTAL: 738 sq ft, 68.54 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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 not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter 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.



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