



**ROSIE FRASER**

Real Estate



## Silverwood Merlin

Errol, Perth, PH2 7RB

Offers over £189,000



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The new paddock development overlooks the neighbouring equestrian centre in a countryside setting with fantastic facilities on site. Silverwood resort site is licensed for full 12-month residency although many current owners live in their country house chalet over the winter and the site owners manage the rental over the summer for them while many travel and tour.

Silverwood Resort is soon to have its own gym & sauna overlooking the stocked trout lochin, a children's play area and the paddocks is dog friendly with woodland walks. A pitch and put golf are also on the cards for residents to enjoy. Our on-site restaurant & bar will be re-opening.

These country house chalets are superb buy to let investments and are exempt from the additional taxes on bricks and mortar buy to lets.

The country house chalets are spread over one level and consist of a spacious living area with fantastic peaked windows, an open plan kitchen with all the built in appliances included and a wine cooler.

A separate utility room with sink and storage and a laundry room with integrated washing machine and tumble dryer are also included.

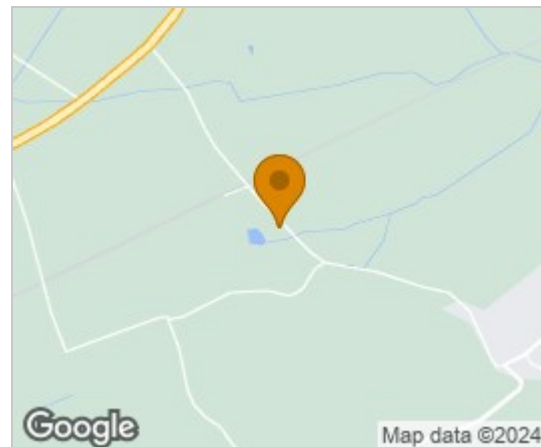
The country house chalet is complemented with a composite deck with glass balustrades and external lighting giving a fantastic outdoor area leading to a lawn where a hot tub can be added, as well as car parking to the side of the property.

They are bespoke timber frame, hand-built properties built to building control specifications with a 10 year structural warranty, they are exceptionally well appointed and finished to the highest spec. They are furnished by Gillies of Broughty ferry and ready to move in or let straight away.

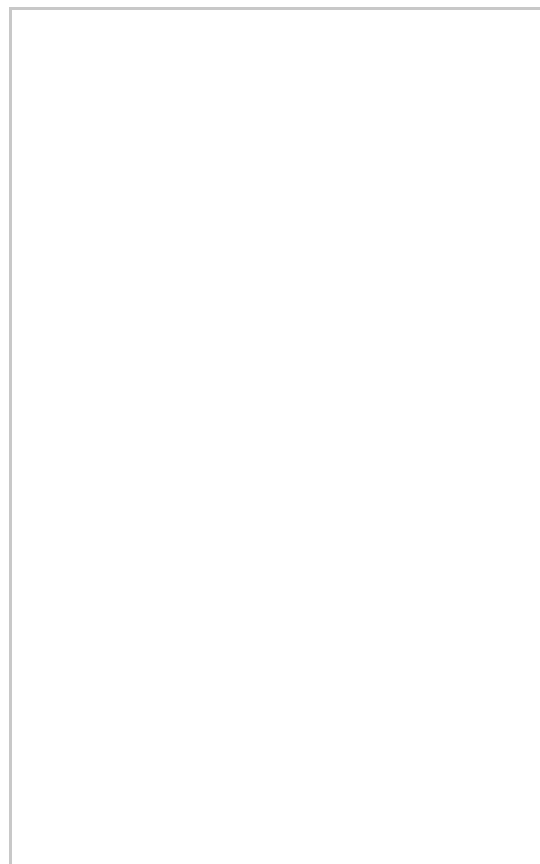
The properties come with mains Gas central heating with thermostat & Double glazing, and are exceptionally well insulated to modern standards, all lighting is led low energy consumption.

The village of Errol where Silverwood resort is situated is well appointed with a local pub, 2 restaurants, 2 convenience shops, butcher, pharmacy, and doctors' surgery, not to mention the local restaurants at Rait, Abernithie, Inchture and Glendoick all within minutes. The area has great walks and quiet country roads for cycling. Set 1 mile off the dual carriageway and only 10 min from either Perth or Dundee Silverwood is an ideal location with all major cities Just over hours travel time so no long car journeys.


## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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