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Jasmine Lodge, Lodge 10, Glenlivet Lodges, Ballindalloch AB37 9DR

REDUCED: OVER £5000 BELOW VALUATION



This attractive three bedroom lodge with veranda and sauna enjoys stunning views over the Cairngorms National Park and would make an ideal investment purchase or holiday home.

DETACHED TIMBER HOLIDAY LODGE
THREE DOUBLE BEDROOMS
EN SUITE SHOWER ROOM
SECOND SHOWER ROOM WITH SAUNA
FANTASTIC VIEWS
PARKING AREA
SECURE BIKE STORE
FREEHOLD
VIEWING HIGHLY RECOMMENDED

Reduced
£99,995

E1073

This attractive detached three bedroom timber holiday lodge is set on the edge of the Glenlivet Estate and enjoys stunning views over the Cairngorms National Park and woodland.

The accommodation comprises: Open plan living/dining area with electric stove and patio doors to the decked veranda, well equipped kitchen, main bedroom with en suite shower room, two further double bedrooms and a shower room with sauna. There is ample storage and electric heating throughout. Outside the lodge is parking for two cars.

The local area is ideal for walking and cycling and there is an attached secure bike store which can accommodate two or three bikes, depending on their size.

Refurbished in 2018, the property has the potential to offer around 10% annual yield at the purchase price and qualifies for Small Business Rate relief. A factoring fee of around £250-£300 per annum applies, which includes the water supply and grass cutting.

The property cannot be occupied all year round and must have a vacant period of at least four weeks per annum. Having been used as a holiday let for the last six years, this would make an ideal investment purchase or holiday home and we highly recommend a viewing.

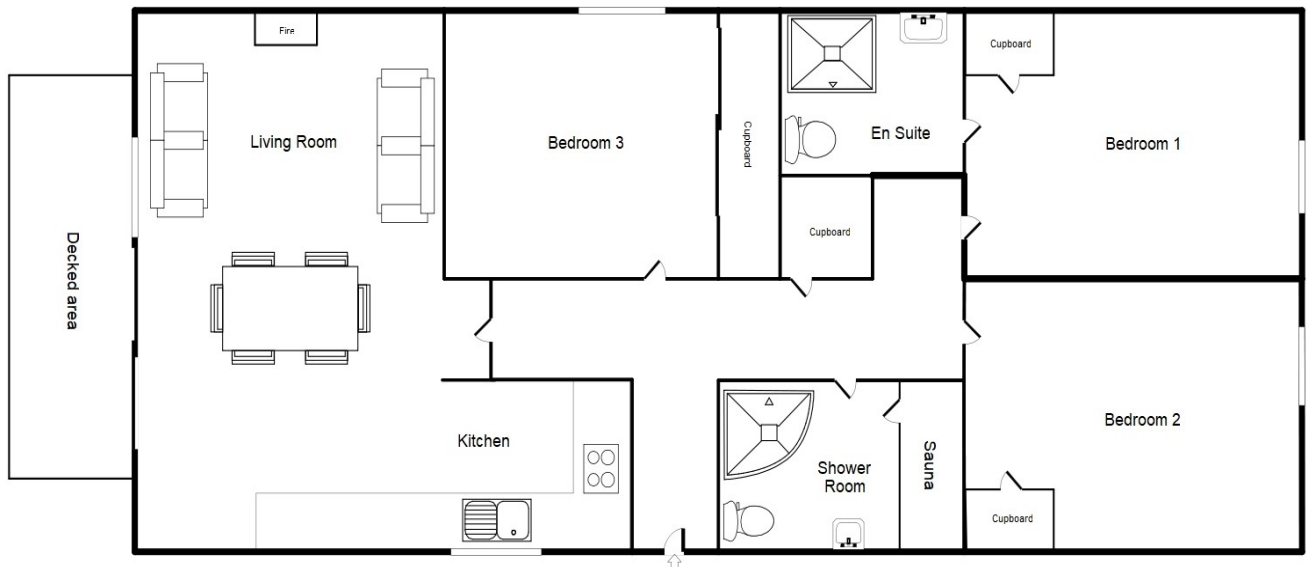
The current owner has a satellite broadband connection giving speeds of around 30Mbps.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Living Room 3.26m x 2.65m
- Kitchen 2.51m x 4.80m
- Bedroom 1 3.57m x 2.52m
- En Suite 1.43m x 1.43m
- Bedroom 2 2.54m x 3.56m
- Bedroom 3 2.94m x 2.54m
- Shower Room 1.62m x 1.57m



Please note this floorplan is not to scale and is for representational purposes only

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.