



# 28 Balloch Park

Aberfeldy, Perthshire PH15 2LU



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## Enjoying a tranquil setting, this stunning holiday lodge offers a perfect riverside retreat

- Entrance vestibule with utility area off
- Open plan sitting/dining room/kitchen
- Principal bedroom with en-suite
- 2 further bedrooms
- 2 storage sheds
- Gas central heating
- Triple/Double glazing
- Residents parking with space for 4 cars
- Large private front garden
- Well kept communal grounds



**Fixed Price: £225,000**

**Tenure: Leasehold**

Further information can be found in the home report.

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# About the Property

Flanked by the River Tay and Tay Forest Park, this high-spec detached holiday lodge enjoys a truly breathtaking location in Balloch Park by Aberfeldy. The exceptional three-bedroom lodge is finished to impeccable standards, with top-quality fixtures and fittings, including two bathrooms and an ultra-modern kitchen. It brings sociable open-plan living to the fore, and is beautifully decorated in neutral hues.

## Management

Please note the site fees are approximately £2,200 per annum.







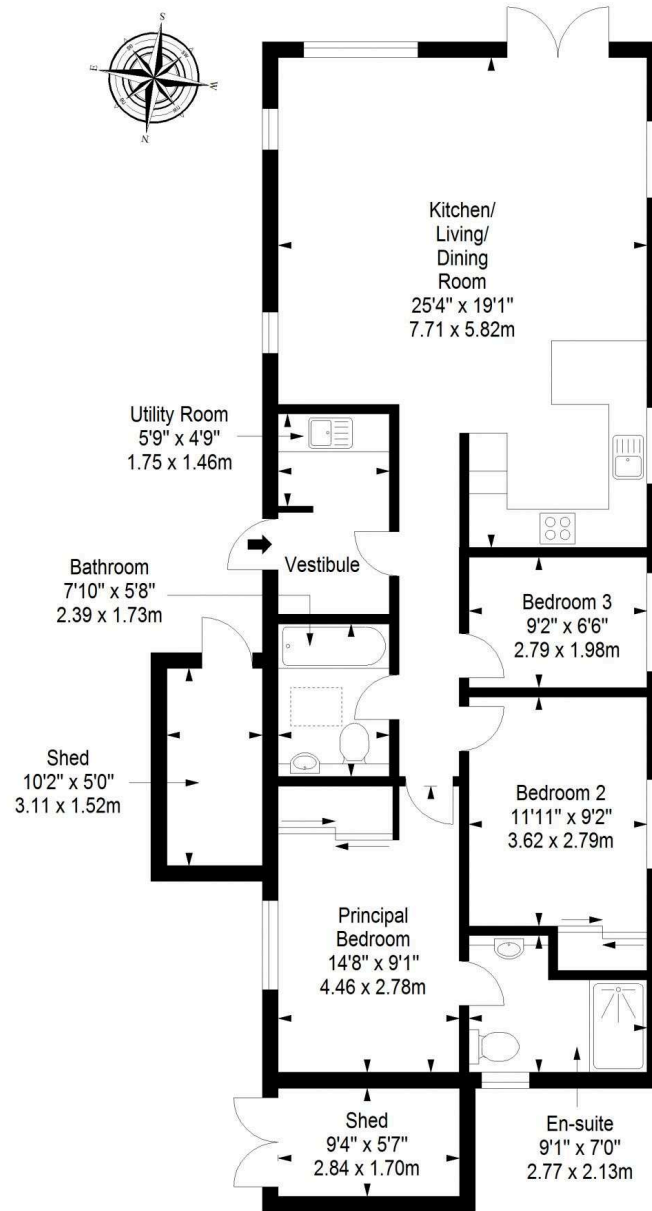




## Location

Balloch Park is situated between Drummond Hill & the River Tay. There is direct access to Drummond Hill which offers a network of paths and trails ideal for walking, cycling and horse trekking. The River Tay offers fishing and lovely riverside walks. The village of Kenmore is within a short drive and has a primary school, village shop, museum, a variety of scenic walking and cycling routes and golf courses. Aberfeldy is a short drive to the east and benefits from having both primary and secondary schools, a health centre, a community cinema and various sports facilities, including a golf course and tennis courts.

Ground Floor  
Approx. 103.4 sq. metres (1113.0 sq. feet)



Total area: approx. 103.4 sq. metres (1113.0 sq. feet)



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