

Simple Approach



**Strathearn Lodge 34 Grand Eagles Luxury Lodge Park, Auchterarder
PH3 1ET**

Offers over £114,950

Simple Approach are delighted to present this very well presented residential lodge to the Perthshire market. This lovely lodge comes to the market in immaculate move in condition throughout, having been kept to a high standard by the current owners. Strathearn Lodge comprises of; a bright lounge with large ceiling to floor windows allowing for plentiful light to flood the room, a modern fitted kitchen with ample space for dining, two generous bedrooms and a bathroom with shower over bath facility. This lodge further benefits from modern day comforts such as gas central heating, double glazing and a private driveway. Viewing is essential to appreciate the overall excellent move in condition and fantastic location on offer here at Grand Eagles Luxury Lodge Park, Auchterarder.

Lounge/Kitchen

21'1" x 11'9" (6.43 x 3.60)

Bedroom

11'4" x 10'2" (3.46 x 3.12)

Bedroom

7'4" x 7'10" (2.24 x 2.39)

Bathroom

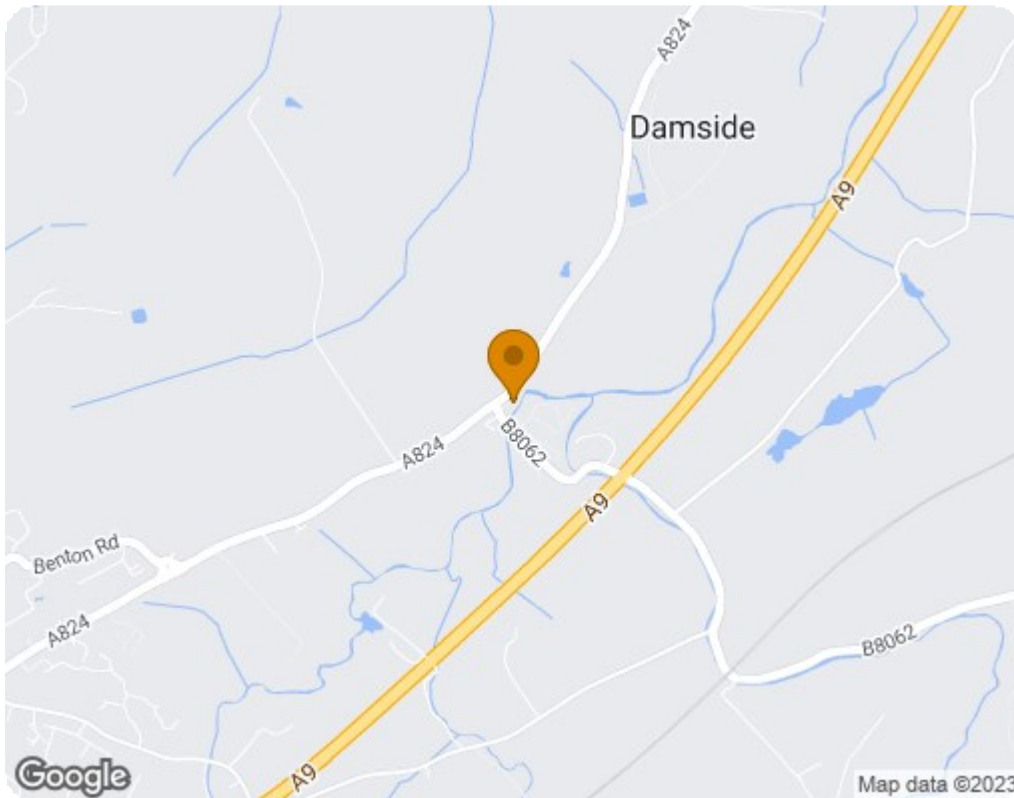
7'5" x 6'3" (2.27 x 1.92)






- Luxury Residential Lodge
- Modern Kitchen
- Site Fees £1950+Vat Per Annum
- Two Generous Bedrooms
- Gas Central Heating & Double Glazing
- Lodge Can Come Fully Furnished Via Seperate Negotiation
- Bright & Spacious Lounge
- Highly Sought After Location





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC 