

Simple Approach



**Lodge 12A The Orchard Nethercoull, Auchterarder  
PH3 1ET**

**Offers over £159,000**

## Lodge 12A The Orchard Nethercoull, Auchterarder, PH3 1ET

Simple Approach are pleased to welcome this very well presented, luxury lodge to the Perthshire sales market. This beautiful lodge enjoys stylish interior throughout along with spacious accommodation set across one accessible floor. The Orchard comprises of; a bright and spacious open plan kitchen / lounge with ample space for dining, three generous bedrooms with a master ensuite and a further chic family bathroom. This lovely lodge further benefits from sought after features such as gas central heating, double glazing and private parking. Externally the property enjoys a stunning outdoor decking area, perfect for summer. Viewing is essential to appreciate the overall space and excellent location on offer.

1950+vat Annual Park fee

### **Kitchen**

11'3" x 15'1" (3.44 x 4.61)

6'3" x 5'1" (1.93 x 1.57)

### **Lounge**

16'10" x 11'3" (5.14 x 3.44)

### **Bedroom**

7'3" x 9'1" (2.22 x 2.78)

### **Bedroom**

8'0" x 7'3" (2.46 x 2.23)

### **Bathroom**

4'6" x 6'7" (1.38 x 2.01)

### **Master Bedroom**

12'0" x 12'6" (3.66 x 3.82)

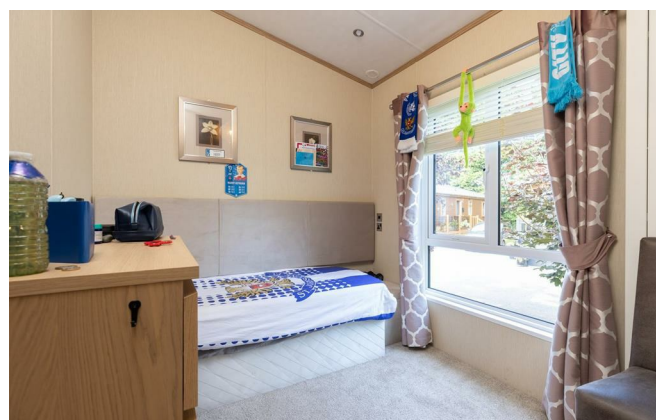
### **Ensuite**

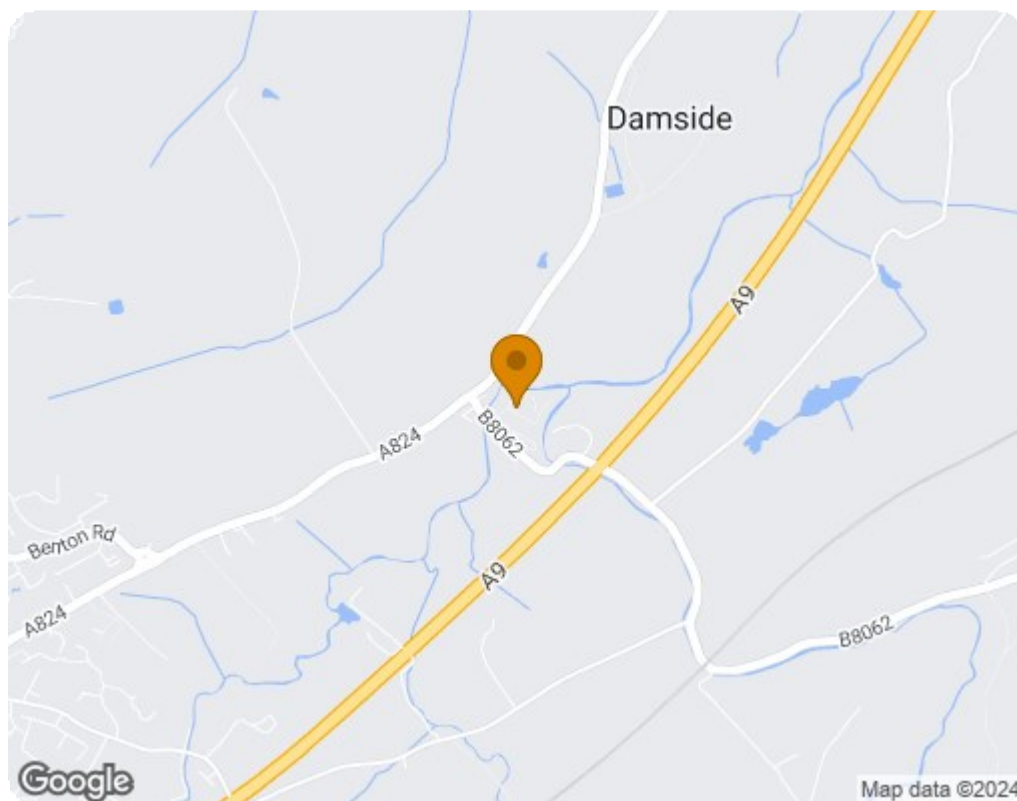



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- Luxury Lodge
- Three Sizeable Bedrooms
- Master Ensuite
- Stylish Open Plan Kitchen / Lounge
- Gas Central Heating & Double Glazing
- Site Fees £1950+Vat Per Annum
- 35 Year Lease Remaining





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