

Simple Approach



**Lodge 2 Grand Eagles, Auchterarder
PH3 1ET**

Offers over £47,950

Lodge 2 Grand Eagles, Auchterarder, PH3 1ET

Set within the charming town of Auchterarder, this exquisite luxury lodge presents a unique opportunity for those seeking a serene retreat. Designed for holiday purposes, this property can be enjoyed for an impressive 48 weeks of the year, making it an ideal getaway or a lucrative investment.

The lodge boasts two generous bedrooms, providing ample space for relaxation and comfort. The bright and spacious lounge, seamlessly integrated with the kitchen, creates an inviting atmosphere perfect for entertaining or unwinding after a day of exploration. The well-appointed kitchen is equipped with modern amenities, ensuring that culinary enthusiasts will feel right at home.

Outside, the property features a delightful patio area, perfect for enjoying the tranquil surroundings. Additionally, private parking ensures convenience for residents and guests alike, while the external area offers a secluded space to bask in the beauty of the outdoors.

Situated in a sought-after location, this lodge is surrounded by the stunning landscapes of Auchterarder, known for its picturesque views and proximity to local amenities. With ample fitted storage throughout, this property combines practicality with luxury, making it a perfect choice for those looking to escape the hustle and bustle of everyday life.

In summary, this luxury lodge in Auchterarder is a rare find, offering a harmonious blend of comfort, style, and convenience. Whether you are seeking a holiday home or an investment opportunity, this property is sure to impress.

Lounge & Kitchen

19'0" x 19'3" (5.81 x 5.89)

Utility Space

4'9" x 6'3" (1.46 x 1.92)

Master Bedroom

8'10" x 9'5" (2.70 x 2.88)

Ensuite Shower Room

6'0" x 5'5" (1.83 x 1.66)

Bedroom Two

9'1" x 9'6" (2.79 x 2.91)

Family Bathroom

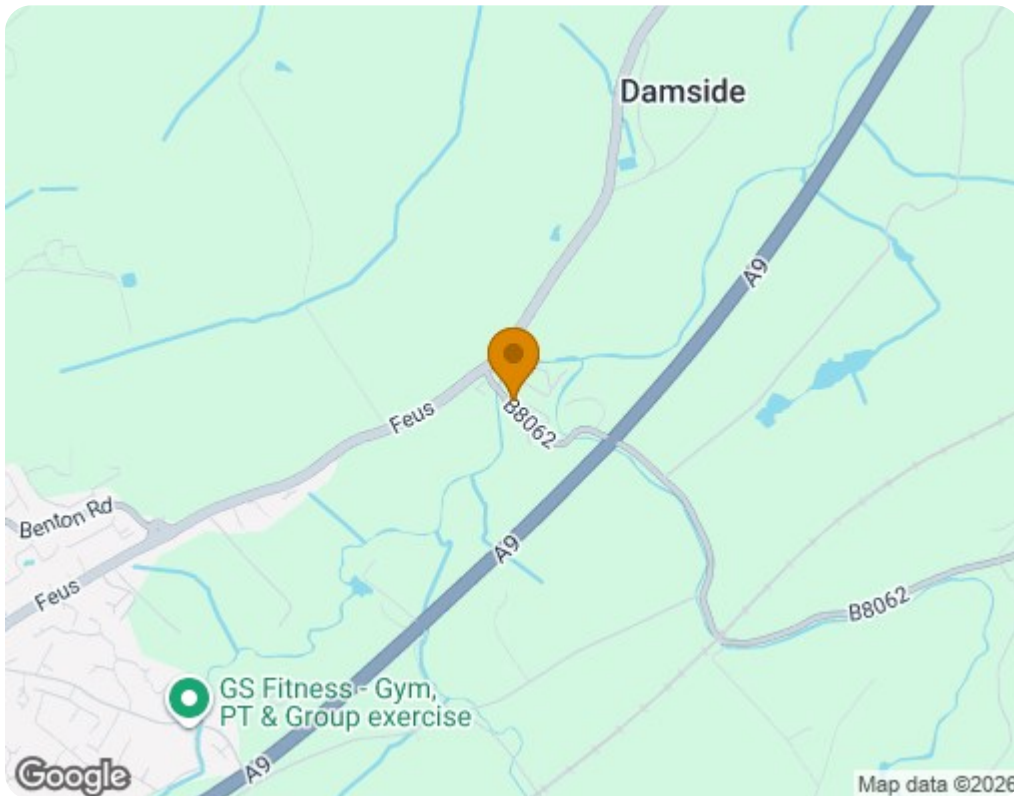
7'1" x 6'3" (2.18 x 1.92)






- Luxury Lodge Used For Holiday Purposes Any 48 Weeks Of The Year
- Sought After Grand Eagles Site
- Two Generous Bedrooms
- Patio Area And Private Driveway
- Private External Area
- Site Fees - Approx £3150 Per Year
- Ample Fitted Storage
- Bright & Spacious Lounge/kitchen
- 27 Year Lease Remaining





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		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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Scotland		EU Directive 2002/91/EC 