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26 Strathtay Lodge, Aberfeldy, PH15 2EZ

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ESTATE & LETTING AGENTS

Buying with Next Home

26 Strathtay Lodge, Aberfeldy, PH15 2EZ

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Next Home's
Buying Guide



Next Home
Open Days

About the Area

Drumcroy lies around 0.8 miles (1.3 km) east of Aberfeldy, set within the gently rolling foothills of the Highland fringe.

The site enjoys a picturesque setting with open views across the River Tay and Strathtay, offering a wide-reaching outlook both east and west.

Aberfeldy itself, a small market town celebrated for its scenic beauty and immortalised in Robert Burns' poem *The Birks of Aberfeldy*, is known for its strong commitment to sustainability as Scotland's first Fairtrade town.

Situated on the banks of the River Tay, Aberfeldy is about 10 miles (16 km) from the A9, providing convenient access north to Inverness and south to Perth, as well as nearby rail links with direct services to London.

The town offers a good range of local amenities including shops, restaurants, a cinema, and essential services. The surrounding area is rich in recreational opportunities, from golf courses and water sports on Loch Tay to salmon fishing on the River Tay. There are also renowned beauty spots





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Property Summary

26 Strathtay Holiday Lodge presents a superb opportunity to acquire a high specification three-bedroom mid-terrace lodge within an exclusive development at Drumcroy, near Aberfeldy.

Originally part of a neighbouring farm, Drumcroy has been thoughtfully developed into a bespoke collection of lodges designed by acclaimed architects Fearn Macpherson. The positioning of each property has been carefully considered to maximise privacy and capture the outstanding surroundings, with elevated views across the valley towards Loch Tay. Nestled into the hillside and accessed via a private road from the A827, the setting offers both tranquillity and accessibility.

The lodge is finished to an exceptional standard, with a bright and spacious open plan lounge, kitchen and dining area forming the heart of the home. Sliding patio doors open onto a generous glazed balcony, creating a seamless connection with the landscape beyond. The accommodation comprises two well-proportioned double bedrooms, a single bedroom, a high-quality main bathroom and separate WC.

Attention to detail is evident throughout, with engineered oak flooring, oak interior doors, a contemporary Moores kitchen with solid worksurfaces and Porcelanosa tiling enhancing the interiors. The bedrooms are carpeted and include fitted wardrobes, while an efficient electric wet central heating system and low energy lighting ensure comfort and efficiency.

Externally, the lodge is finished in a striking combination of black cement fibre cladding and white render, complemented by anthracite grey double glazing, a box profile roof and large parking court, completing this impressive Highland retreat.

Currently run as a holiday letting business, the property has achieved high levels of occupancy, while also providing owners with four weeks' personal use between April and September, with no restrictions out with that period. The lodge would equally make an exceptional private holiday home, offering the perfect base from which to enjoy the outstanding scenery and attractions of Highland Perthshire.

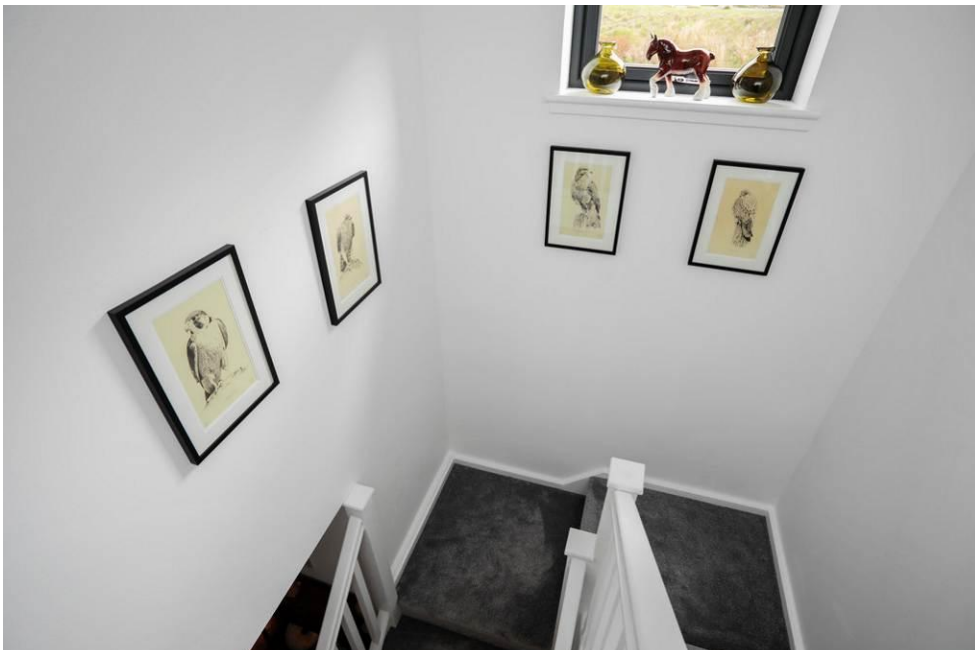


Key property features

- ✓ Holiday letting business being sold as a going concern
- ✓ Can also be used as a private holiday home
- ✓ Light spacious and airy
- ✓ Finished to an exceptionally high standard
- ✓ Sliding patio doors opening to large balcony seating area
- ✓ Achieves high occupancy rate
- ✓ 4 Weeks occupancy allowance during April - September
- ✓ Located with exclusive development of holiday lodges
- ✓ Double glazing
- ✓ Electric 'wet' heating system
- ✓ Close to local amenities and outdoor activities













An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are arranged in a grid-like pattern with green lawns and some trees. The entire image is covered with a semi-transparent blue filter. Overlaid on this background is white text and a logo.

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the most accurate valuation.



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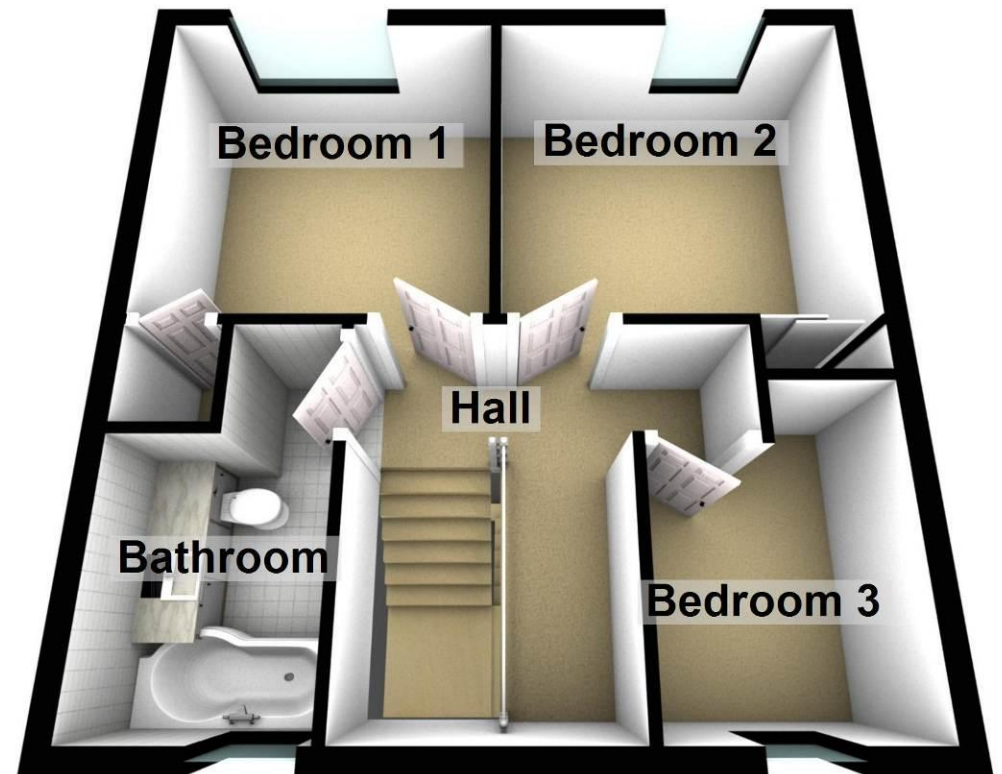
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Floorplans

Ground Floor



First Floor





Property Room Sizes

LOUNGE/KITCHEN/DINER

20' 9" x 21' 2" (6.33m x 6.46m)

WC

5' 11" x 7' 4" (1.82m x 2.25m)

BEDROOM 1

10' 8" x 9' 11" (3.26m x 3.04m)

BEDROOM 2

9' 11" x 9' 10" (3.04m x 3.02m)

BEDROOM 3

7' 8" x 8' 5" (2.36m x 2.59m)

BATHROOM

5' 11" x 10' 6" (1.81m x 3.22m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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