

Simple Approach



Estate Agents



**Lodge 4 Atlas Ovation The Orchard, Nethercoull, Auchterarder
PH3 1ET**

Offers over £55,000

Lodge 4 Atlas Ovation The Orchard, Nethercoull, Auchterarder, PH3 1ET

Simple Approach are delighted to welcome this beautifully presented luxury lodge to the Perthshire residential sales market. Offering stylish and contemporary accommodation throughout, this attractive lodge is set across one accessible level and provides the perfect blend of comfort and convenience.

The property comprises a bright and spacious open plan lounge and kitchen area, creating an ideal space for both relaxing and entertaining. There are two generous bedrooms, including a well-appointed principal bedroom with ensuite shower room, alongside a modern family bathroom.

Further benefits include gas central heating, double glazing, and private parking. Externally, the lodge enjoys a fantastic decking area, providing the perfect spot to sit and enjoy the surrounding setting during the warmer months.

Viewing is highly recommended to appreciate the quality, space, and peaceful location on offer.

Annual Park Fee: 2772.15 + VAT

Living Room / Kitchen

20'11" x 12'3" (6.39 x 3.74)

Master Bedroom

10'5" x 7'4" (3.20 x 2.26)

Ensuite

6'3" x 4'0" (1.93 x 1.24)

Bedroom Two

8'3" x 7'1" (2.52 x 2.16)

Shower Room

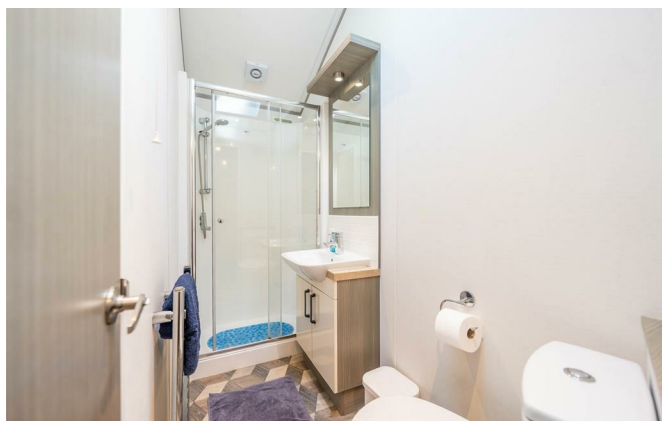
3'5" x 8'3" (1.05 x 2.52)

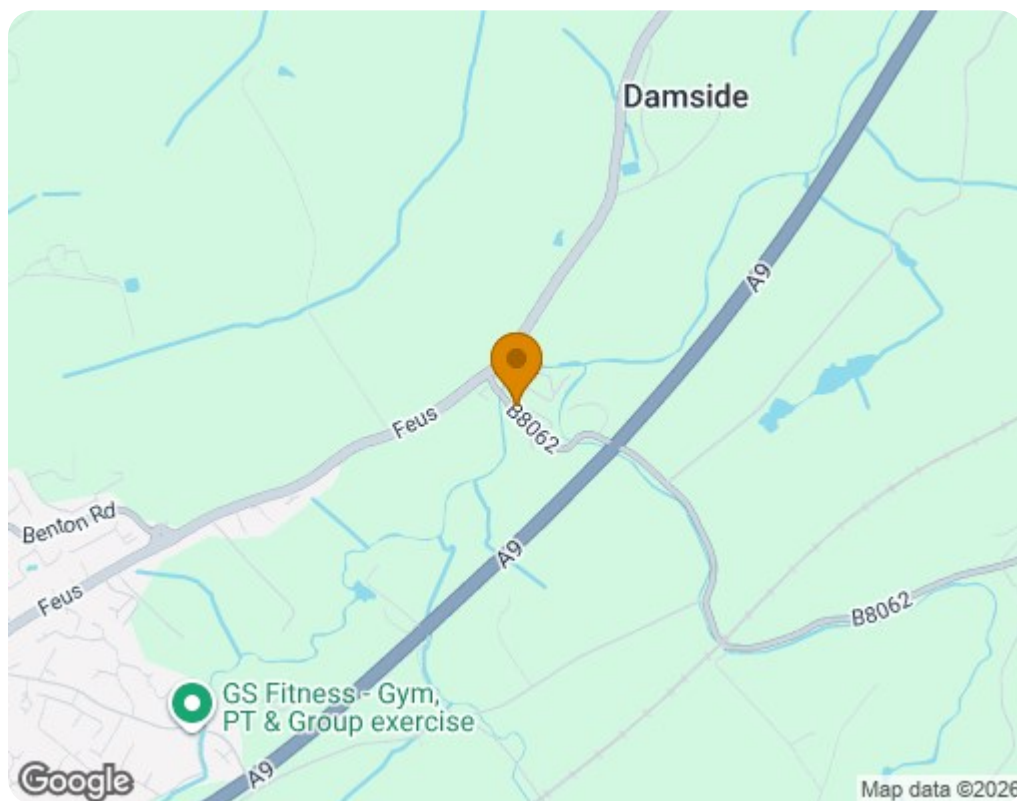



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- Luxury Lodge Used For Holiday Purposes Any 52 Weeks Of The Year
- Sought After Grand Eagles Site
- Two Generous Bedrooms
- Master Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Site Fees £2772.15 + Vat Per Annum
- 32 Year Lease Remaining





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 