Simple Approach

Estate Agents

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

## Offers over £134,950

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Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

# 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)

**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)

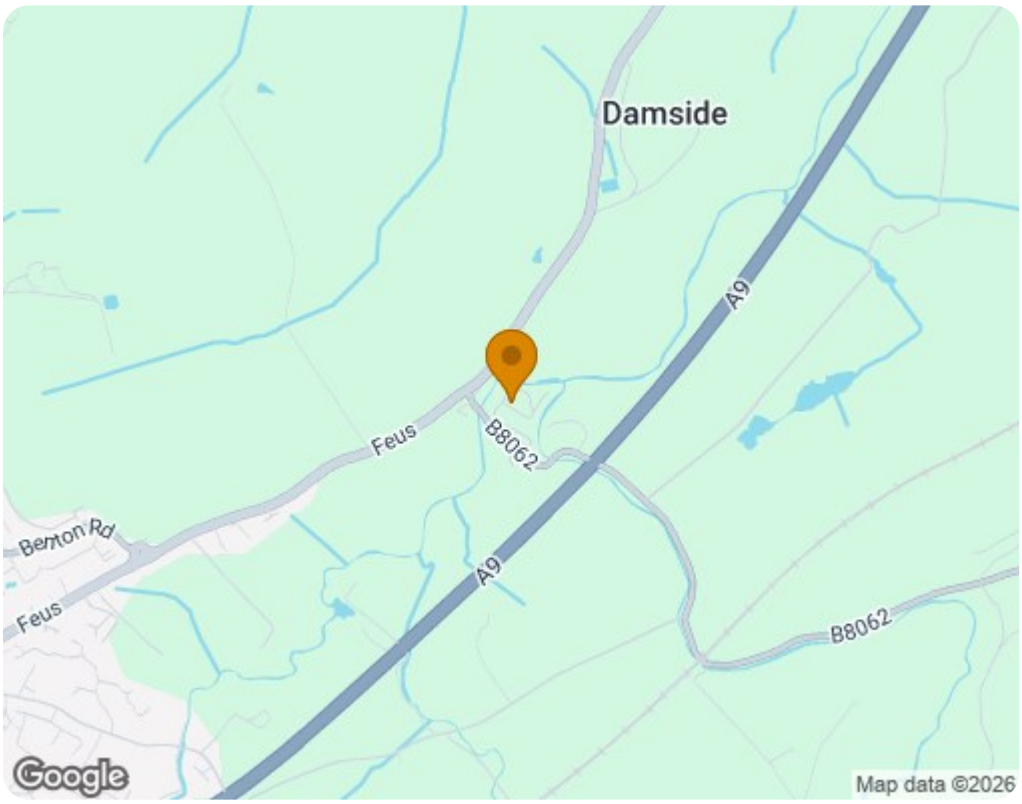
**Master Bedroom**
12'0" x 12'6" (3.66 x 3.82)

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

01738 827864

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

- Luxury Lodge Used For Holiday Purposes Any 48 Weeks Of The Year
- Stylish Open Plan Kitchen / Lounge
- 35 Year Lease Remaining
- Three Sizeable Bedrooms
- Gas Central Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Master Ensuite
- Site Fees £1950+Vat Per Annum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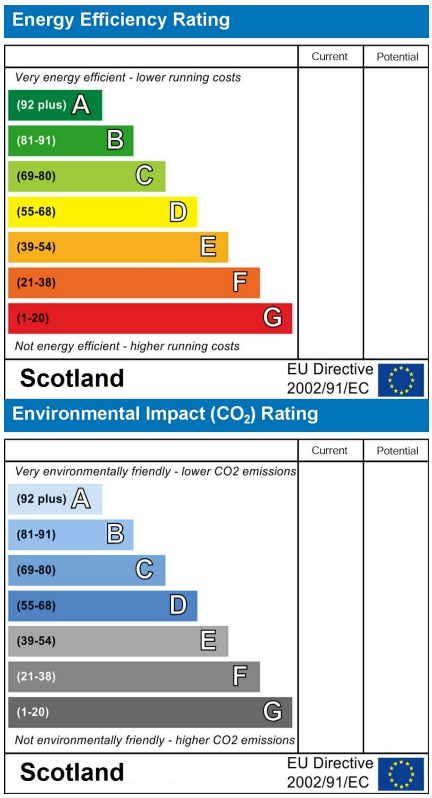
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
Scotland
EU Directive 2002/91/EC
Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
Scotland
EU Directive 2002/91/EC