Simple Approach

Estate Agents

Loch Tay Highland Lodges, By Killin
FK21 8TY

Offers over £187,950

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Loch Tay Highland Lodges, By Killin, FK21 8TY

Simple Approach are delighted to present this exceptional two-bedroom holiday lodge, beautifully positioned within the sought-after Loch Tay Highland Lodge Park. Immaculately presented and finished to a high standard throughout, this charming lodge offers the perfect blend of comfort, style and tranquillity in one of Scotland's most spectacular settings.

Step inside to discover a bright and spacious open-plan lounge, dining and kitchen area, thoughtfully designed to maximise both space and natural light. Whether you're enjoying a cosy evening after a day exploring the Highlands or entertaining family and friends, this welcoming living space is the true heart of the lodge. Two generous double bedrooms provide peaceful accommodation, while the contemporary family bathroom, complete with a shower over the bath, adds both practicality and style.

Nestled in the heart of breathtaking Perthshire, this lodge is surrounded by dramatic mountains, shimmering lochs, rolling countryside and scenic rivers, offering an idyllic escape in every season. From peaceful woodland walks and watersports to hiking, fishing and wildlife spotting, the area is a haven for outdoor enthusiasts, while also providing the perfect setting to simply unwind and soak up the stunning scenery.

Despite its wonderfully secluded feel, the lodge enjoys excellent accessibility, with Edinburgh, Stirling and Glasgow all within comfortable driving distance. Whether you're searching for a luxurious weekend retreat, a family holiday base or a peaceful getaway to recharge, this superb lodge offers an outstanding opportunity to enjoy the very best of Scotland's natural beauty.

All fixtures and furnishings are included in this lodge sale. The lodge is also currently being operated as a second-income holiday let, presenting an excellent opportunity for buyers seeking not only a beautiful personal retreat but also the potential to generate rental income from this highly desirable Perthshire destination.

Lounge / Kitchen
16'0" x 19'7" (4.89 x 5.98)

Bedroom One
7'8" x 10'7" (2.36 x 3.23)

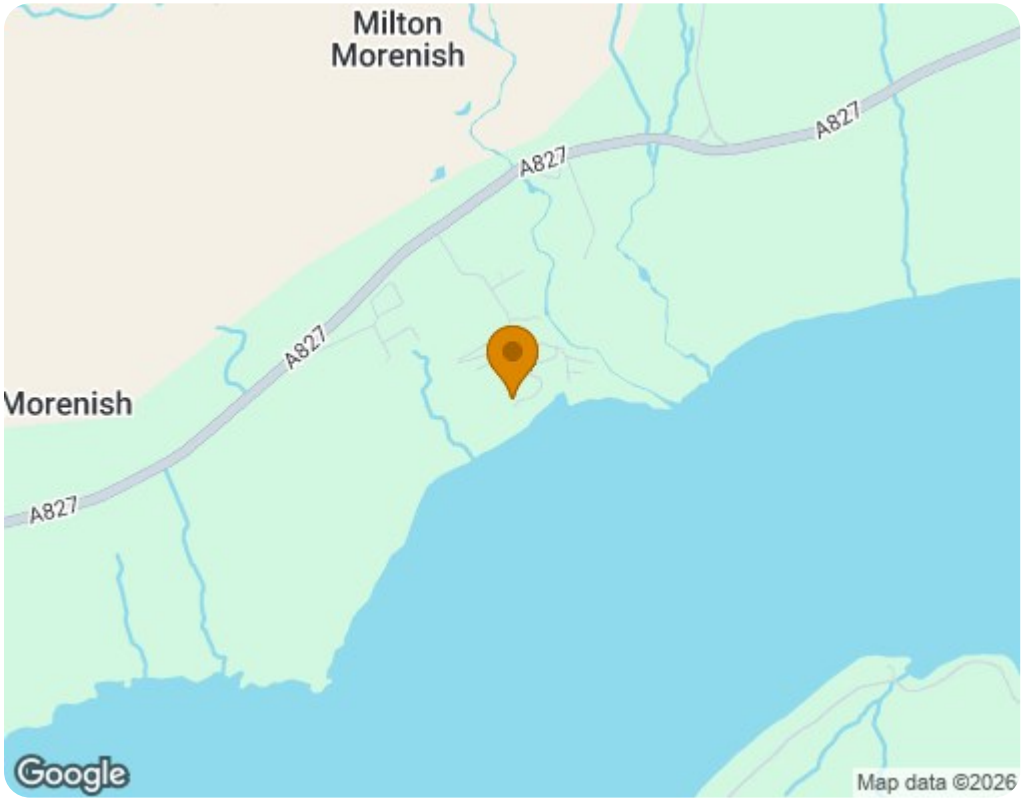
Bedroom Two
7'8" x 10'6" (2.36 x 3.22)

Bathroom
7'8" x 6'5" (2.36 x 1.96)

01738 827864

Loch Tay Highland Lodges, By Killin, FK21 8TY

- Beautifully Presented Two-Bedroom Holiday Lodge
- Double Glazing Throughout
- Ideal Base For Walking, Cycling, Fishing And Exploring The Scottish Highlands
- Bright And Spacious Open-Plan Lounge, Dining And Kitchen Area
- Peaceful Holiday Park Setting In The Heart Of Perthshire
- Perfect Holiday Home Or Investment Opportunity
- Stylish Bathroom With Shower Over Bath Facility
- Surrounded By Stunning Mountains, Lochs And Rivers
- The Current Annual Site Fees - £6000 per year split into 2 payments in Jan and July.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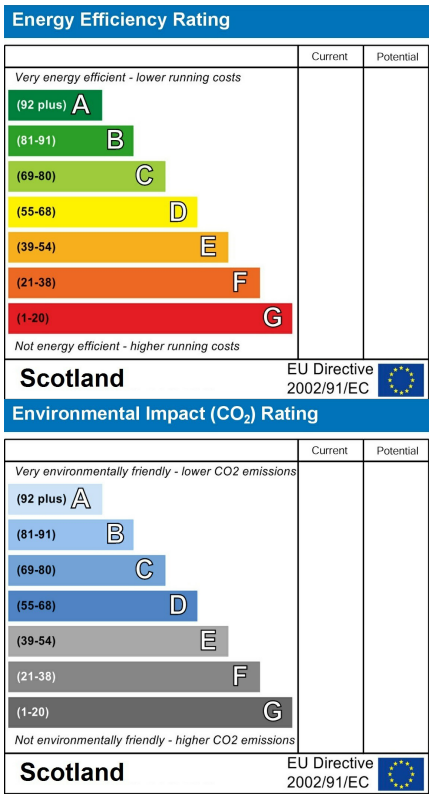
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
Scotland
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally 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