



ROSIE FRASER

Real Estate



Lodge 13 South Bridgend

, Crieff, PH7 4DH

Offers over £80,000



Rosie Fraser Real Estate are delighted to bring to market this pre-owned two-bedroom, two-bathroom lodge, perfectly positioned to take full advantage of delightful views on the banks of the River Earn.



The accommodation comprises a bright and spacious open-plan living, dining, and kitchen area — an amazing space to entertain family and friends. The kitchen is finished to a great standard and benefits from an integrated oven, hob, extractor hood, dishwasher, and fridge freezer.

The master bedroom is a generous double room with en-suite shower room. Bedroom two is also a well-proportioned double bedroom. The family bathroom is fitted with a three-piece suite including a shower over the bath, wash hand basin, and WC.

Externally, the property boasts a balcony and sunny patio to the front — perfect for morning coffees, evening drinks, or barbecues. This is the ideal spot to relax and take in the beautiful surroundings and scenery. The property also benefits from off-street parking to the side.

Located in the sought-after town of Crieff, this is an ideal base for outdoor enthusiasts and families alike, with a variety of activities just minutes away. Nearby attractions include the Crieff Visitor Centre, Crieff Hydro, Crieff Golf Club, Drummond Castle Gardens, and Auchingarrich Wildlife Park.

For active children, there is the Strathearn Community Campus, Adventure Glen, local mountain bike trails, and MacRosty Park. Scenic riverside walks and the Crieff and Strathearn RFC playing fields are also right on the doorstep.

Agent Notes

Site fees paid for 2026

Rates are paid directly to Perth and Kinross Council — approximately £400 per year

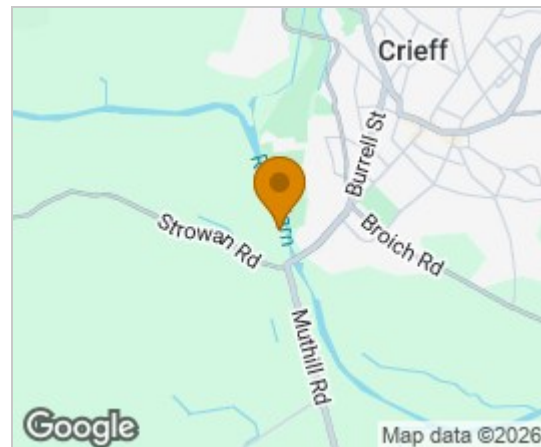
Holiday home use only — owners permitted to reside for a maximum of 50 weeks per year

No holiday letting permitted

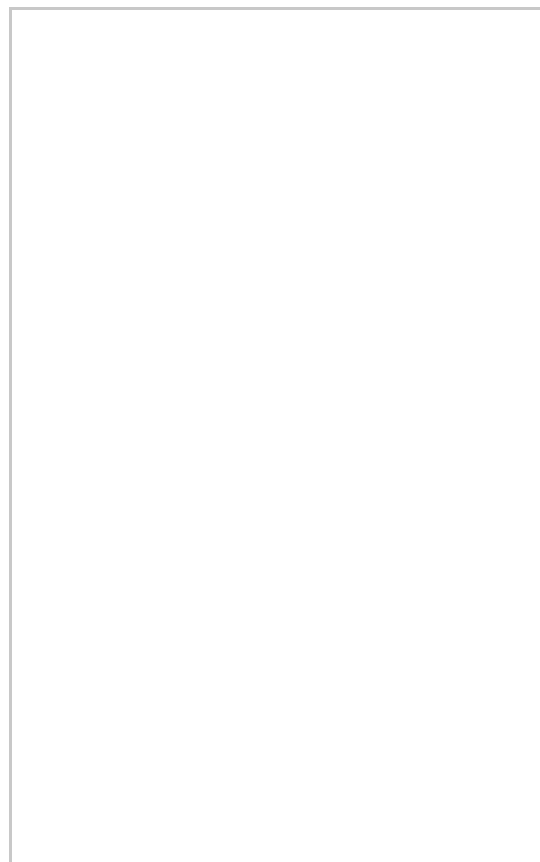
Lease expiry: September 2042

All furniture and fittings will be included


Area Map



Floor Plans



Energy Efficiency Graph

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 	

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 of representation 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 any representation or warranty in respect of the property.

191 Brook Street, Broughty Ferry, DD5 2AG

Tel: 01382 699880 Email: info@rosierealestate.com <https://www.rosieferaserrealestate.com/>