



LOCH AWE LODGE, 17 WEST LODGE ESTATE, COMRIE. PH6 2LG

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We are delighted to offer for sale this top of the range two bed lodge boasting an elevated position within the popular West Lodge Estate Park, located on eastern edge of the highly sought after Perthshire conservation village of Comrie. A fully residential park, set amongst stunning countryside, the lodge enjoys a stunning panoramic south-facing aspect, & is presented in 'as good as new' condition with the current owner resident for just 5 months, relocating due to ill-health.

A low-maintenance, comfortable lifestyle ideal for retirees, the lodge has a well proportioned layout comprising ample storage, a large LOUNGE, DINING KITCHEN, TWO BEDROOMS (MASTER EN-SUITE SHOWER ROOM) and FAMILY BATHROOM. In addition, Loch Awe is offered furnished and complete with white goods. There is private parking, and the external decking provides an ideal spot from which to enjoy the outlook, & for al-fresco dining/socialising.

Site Fees £2500 per annum. **Council Tax** Band 'A'

Video Tour <https://my.matterport.com/show/?m=Wnix9CzbXoN>

Viewing Strictly by appointment through Irving Geddes - 01764 670325.

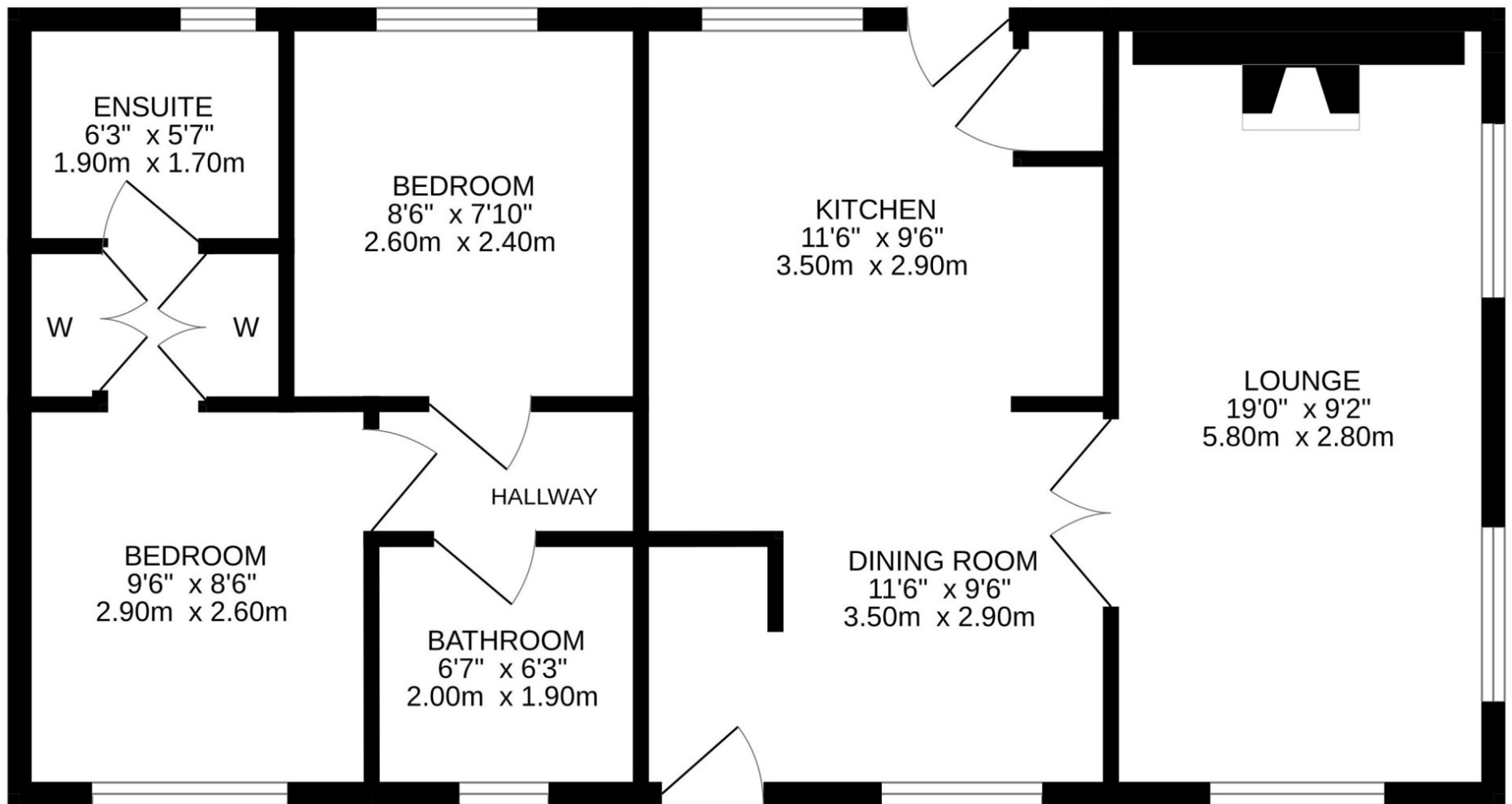








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. They are provided as a general guide & may be subject to change. All measurements are approximate only.



Comrie is a beautiful, lively village nestling on the banks of the River Earn, some 7mls west of Crieff & only 25mls from the Cities of Perth & Stirling. There are a number of independent shops, hotels, restaurants, a medical centre and dentist. There is Primary schooling within the village and both private and public education available within Crieff. A haven for outdoor enthusiasts, with river, woodland, hill & mountain walks surrounding the village, renowned mountain biking at 'Comrie Croft' and water sports and fishing at Loch Earn (6mls).



Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

Comrie
1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy
6 The Square, PH15 2DD
Tel: 01887 822722