



5 Strathtay Lodges Aberfeldy | PH15 2EZ

- 1 RECEPTION ROOM
- 3 BEDROOMS
- 2 BATHROOMS
- STUNNING VIEWS
- IN WALKING DISTANCE OF ABERFELDY
- PRIVATE PARKING



OFFERS OVER
£320,000

5 STRATHTAY LODGES

Set within an exclusive development of high-specification lodges, 5 Strathtay Lodges enjoys an enviable elevated position which boasts a stunning view down the Tay valley to Kenmore & Ben Lawers.

The lodge has a beautifully designed open-plan living space, thoughtfully arranged to combine comfort and functionality. The well-equipped kitchen features a range of integrated appliances and flows seamlessly into a central dining area.

Sliding doors flood the space with natural light and open out onto a covered decking area, creating a seamless connection between indoor and outdoor living while making the most of the spectacular surroundings.

The lounge area provides a warm and inviting retreat, centred around a cosy log burner, perfect for relaxing evenings.

The accommodation continues with a master bedroom with en-suite shower room, two further double bedrooms and a contemporary shower room.

Externally, the property benefits from convenient on-site parking with EV charger and solar panels.

A superb opportunity to acquire a stylish lodge in a tranquil yet accessible location. The property is a designated second home for personal use or as investment.

The development is self-factored and £200/month is payable for private water supply/sewage and general ground maintenance.



LOCATION

Aberfeldy is the geographical heart of Scotland situated on Scotland's longest river, the River Tay and is home to the Birks Cinema and Dewar's Distillery. You will also find a good selection of local shops, a golf course, community campus housing the library, swimming pool and sporting facilities as well as primary and secondary schools. The area is renowned for outdoor activities including white water rafting, abseiling, gorge walking, canyoning, and mountain biking.





DIRECTIONS

From our office in the Square head along the A827 Dunkeld Street/Breadalbane Terrace and continue along passing Dewar's Distillery on your right. Take the next right at the sign for Strathtay Lodges and follow the road up veering to the left. The Lodge is at the top of the road second on your left signposted Lodges 5-8.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

Furniture available by separate negotiation.

VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk



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