Le Petit Maison | River Tilt Park
Bridge of Tilt | Blair Atholl | PH18 5TE

- RECEPTION ROOMS 1
- BEDROOMS 2
- BATHROOMS 2
- LUXURY LODGE
- WRAP-AROUND DECKING
- STUNNING LOCATION

J&H Mitchell WS
SOLICITORS & ESTATE AGENTS
Since 1836

FIXED PRICE
£148,000

LE PETIT MAISON

We are delighted to present this stunning luxury lodge enjoying a full residential licence (subject to conditions) in the sought-after River Tilt Park, Blair Atholl.

Set in an elevated position with uninterrupted views over the River Tummel, this exceptional lodge offers privacy and tranquillity in a beautiful Highland setting. The extensive wrap-around decked balcony provides superb outdoor seating and entertaining areas, including a shaded canopy.

The bright and spacious open-plan living, dining and kitchen area features full-height windows, bi-fold doors to the balcony, and stylish wood laminate flooring. The modern kitchen is fully equipped with integrated appliances including oven, microwave, fridge freezer, dishwasher, wine cooler and gas hob.

There are two double bedrooms, each with en-suite shower rooms, plus a separate WC/cloakroom. The master bedroom enjoys direct access to the balcony. Heated by LPG central heating, the lodge also benefits from a large under-lodge storage area with heating, lighting, water, and laundry facilities.

The property includes parking for two vehicles. Remaining lease is for 20 years, with site fees around £600 per month.

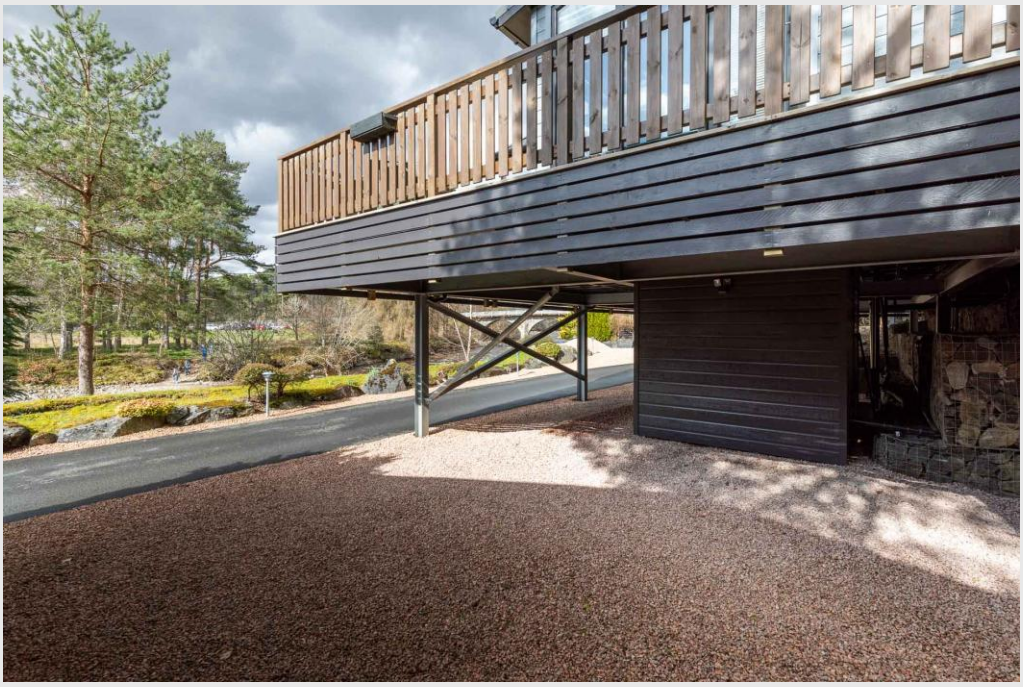
For full details and inclusions, please contact J&H Mitchell or the River Tilt Park directly.

A rare opportunity to own a luxurious, full-residential lodge in a spectacular Perthshire setting.

LOCATION

Bridge of Tilt and Blair Atholl are within easy reach of the A9 which is ideal for commuting and Blair Atholl also has a railway station which is on the mail London to Inverness rail route. The village has two grocery stores, a primary school, a hotel, a 9-hole golf course, a working watermill, several eateries and the famous Blair Castle, which has been home to nineteen generations of Stewarts and Murrays of Atholl.

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.
Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.
The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.



DIRECTIONS

From our office in Pitlochry, head north on the A9 and turn right at the exit for Blair Atholl. Continue along into Bridge of Tilt and turn left onto Invertilt Road. Turn right into the River Tilt Park where you will find Reception.

FIXTURES & FITTINGS

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

VIEWINGS

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

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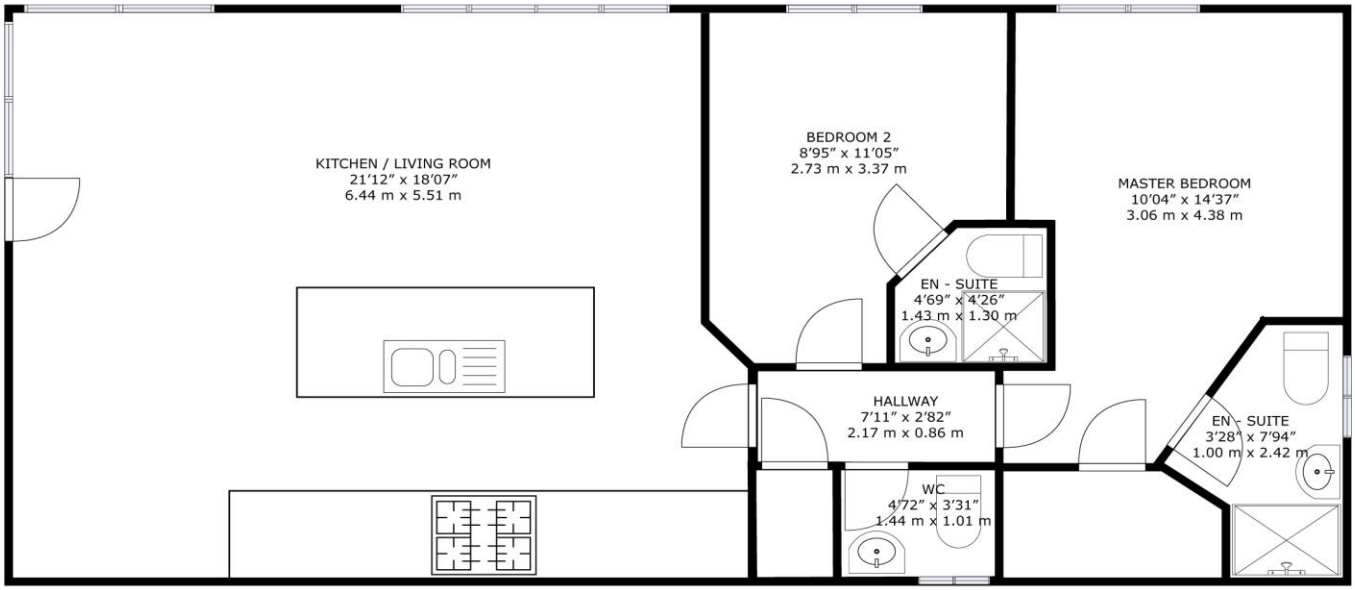

Le Petit Maison River Tilt Holiday Park PH18 5TE

GROSS INTERNAL AREA
TOTAL: 678 sq.ft, 63.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.