



**BRIAR LODGE
RIVER TILT LEISURE PARK
BLAIR ATHOLL
PH18 5TE**

**FIXED PRICE
£130,000**

DETACHED TIMBER LODGE

VESTIBULE & HALL

OPEN PLAN LOUNGE/
KITCHEN/DINING AREA

LARGE DECKING AREA

THREE BEDROOMS

ENSUITE SHOWER ROOM

BATHROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

PARKING

ONSITE SWIMMING POOL & SPA
FACILITIES

ROOM SIZES

VESTIBULE	7' 7 x 5' 10 (2.31m x 1.78m)
HALL	18' 5 x 2' 5 (5.61m x 0.74m)
LOUNGE	16' 6 x 12' 4 (5.03m x 3.76m)
DINING AREA	7' 5 x 7' 1 (2.26m x 2.16m)
KITCHEN	9' 9 x 6' 9 (2.97m x 2.06m)
BEDROOM 1	9' 8 x 9' 5 (2.95m x 2.87m)
ENSUITE	9' 6 x 2' 10 (2.90m x 0.86m)
BEDROOM 2	10' 2 x 6' 3 (3.10m x 1.91m)
BEDROOM 3	9' 6 x 6' 3 (2.90m x 1.91m)
BATHROOM	8' 0 x 6' 10 (2.44m x 2.08m)

GENERAL INFORMATION

This spacious detached timber lodge is finished to a high standard and is immaculately presented throughout. Briar Lodge is located right on the banks of the River Tilt and has excellent views over the river and out towards the surrounding countryside. Situated within the 5 star award winning River Tilt Park, this lodge is suitable for permanent residence or for use as a holiday let.

The River Tilt Park has the benefit of fishing rights to the area of river directly in front of Briar Lodge. Within the park there is an indoor swimming pool with spa facilities and a well equipped gymnasium.

Blair Atholl is situated in the heart of highland Perthshire, an area renowned for its outstanding natural beauty. Lying just north of Pitlochry, off the A9, it is the main route from Perth to Inverness. The area is best known as the home of Blair Castle, the seat of the Duke and Earls of Atholl. The village has many amenities including two general stores and a post office. For the outdoor enthusiast there are wonderful walks in the surrounding countryside and facilities for golf.

ACCOMMODATION

VESTIBULE

Decorative glazed panel door leads into the spacious vestibule. Double glazed window giving a good degree of natural light. Storage cupboard. 'Ceramic tile' effect flooring.

HALL

Gives access to all the accommodation. Two storage cupboards.

LOUNGE

Well proportioned room open plan to the dining area and kitchen. Two double glazed windows to the side. Floor to ceiling double glazed window looking out to the river with door giving access to the decking. Electric stove fire set upon marble tiled hearth. Cupboard containing the central heating boiler which has recently been installed.



DINING AREA

Ample space for a dining table and chairs. Double glazed windows on two aspects.

KITCHEN

Fully tiled and fitted with a range of floor standing cabinets, matching wall cupboards and complimentary work surfaces. Stainless steel sink unit below the double glazed window. Integrated appliances include dishwasher, fridge and freezer. Other appliances included are electric cooker, microwave and automatic washing machine. Tiled floor.

BEDROOM 1

A double bedroom with side facing double glazed window and Velux with electronic blind. Built-in wardrobes with dressing table and drawers. Two wall mounted lights. Bi-fold door to:

ENSUITE SHOWER ROOM

Fitted with a WC, wash hand basin in vanity unit and shower cubicle with mains shower. Double glazed window. Heated towel ladder.

BEDROOM 2

A twin bedroom with side facing double glazed window. Built-in single wardrobe and drawer unit.

BEDROOM 3

A further twin bedroom fitted with bunk beds with side facing double glazed window. Built-in wardrobe and shelved unit.

BATHROOM

Fitted with a WC, wash hand basin in vanity unit and 'P' shaped bath with mains shower over and glazed shower screen. Double glazed window to the side. Heated towel ladder. Downlights.

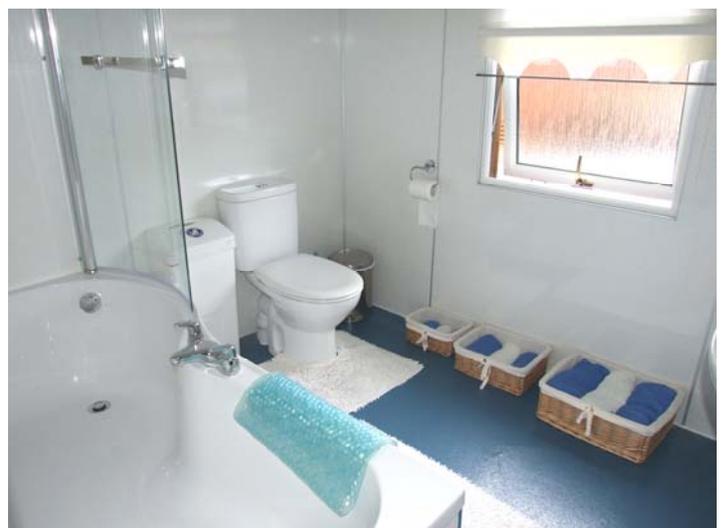
EXTERNAL

There is a large decking area to the front of the lodge situated on the banks of the River Tilt and with spectacular views across the river and out towards the surrounding countryside. The present owners have added a gate that allows direct access down to the river. External store. Parking space to the side of the lodge. There is sensor lighting in the driveway and decking area and also Boulard lighting.

ITEMS INCLUDED

All floor coverings, light fittings, curtains and blinds where fitted. Appliances as stated in the kitchen.

Please note the property is being sold as seen although the owners will be removing some personal belongings.

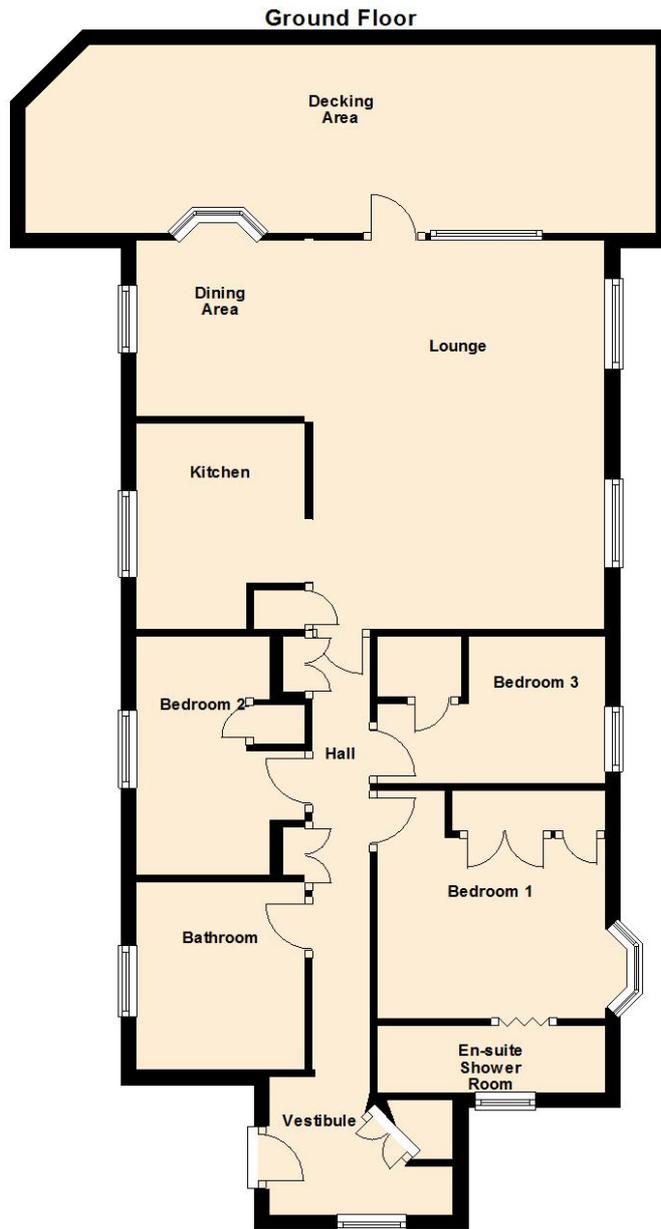


VIEWING

Full details of this property can be viewed on our website: www.kippencampbell.com and at pspc.co.uk. To arrange to view please contact Kippen Campbell Property Services, 7 South St John's Place, Perth. Telephone 01738 638283. Viewing can also be arranged via Perthshire Solicitor Property Centre when this office is closed. Saturday 1 pm to 4 pm: Sunday 12 noon to 3 pm. Telephone 01738 635301

NOTE

Any electrical appliances including any central heating systems are not warranted by the agents. Purchasers should satisfy themselves as to their condition. The measurements have been taken by an ultrasonic distance measurer and are therefore approximate.



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