J&H Mitchell WS
SOLICITORS & ESTATE AGENTS
Since 1836

The Crannog
Loch Tay Highland Lodges
Killin
FK21 8TY

Offers Over £210,000

The Crannog is an attractive three bedroom lodge located on the popular Loch Tay Highland Lodges Park near Killin.

This lodge is situated amid a beautiful, wooded area of the park and therefore enjoys a good level of privacy whilst retaining stunning views to Loch Tay. It has been used as a successful holiday let by the current owners.

The lodge consists of an open plan living room, dining area and kitchen with a vaulted ceiling and full height windows with a door onto the decking at the front and patio doors to the side. The kitchen is of a modern style with off white wall and floor units and black marble effect worktops and splashbacks. It is partitioned from the dining area by high level units which include a built-in microwave. There is an integrated electric oven and ceramic hob, dishwashers, washing machine and fridge-freezer.

There are three bedrooms, a double which has an en-suite shower room with shower cubicle, WC, WHB and heated towel rail and two twin rooms. There is a family bathroom which consists of a bath with electric shower over, WC, WHB and heated towel rail.

Externally there is a decked balcony to the front and side which is large enough for a garden dining table and chairs and parking to the rear of the lodge.

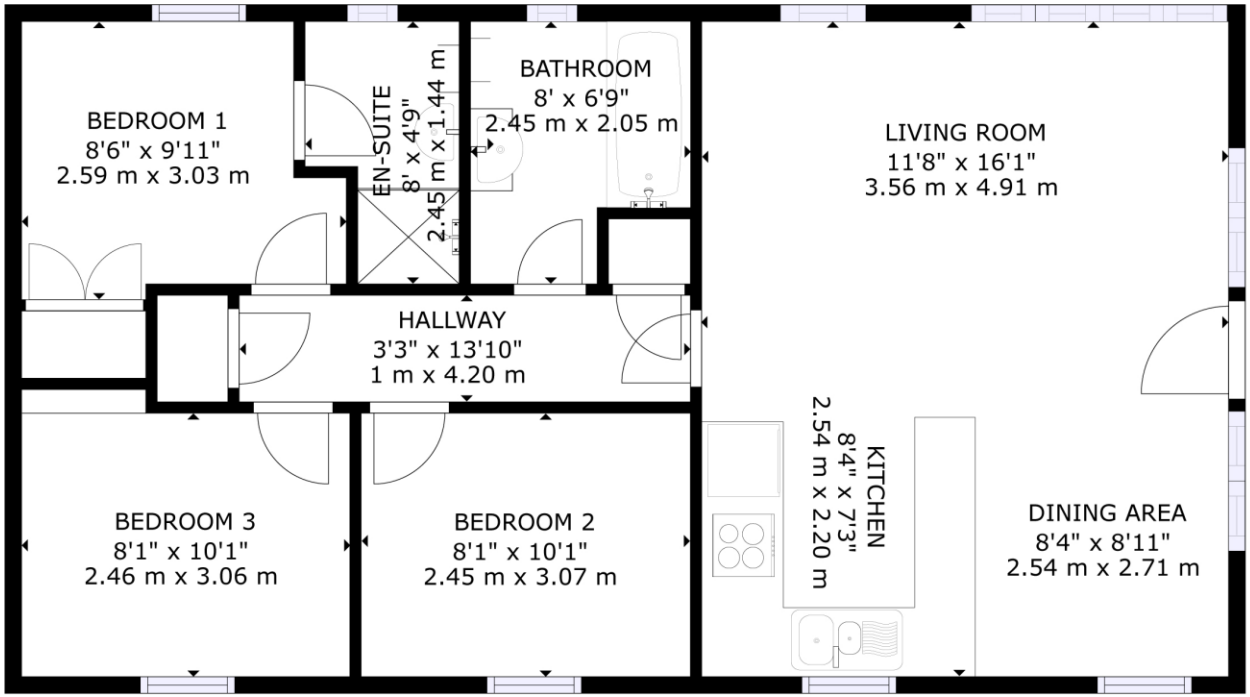
Most contents are included in the sale with the exception of personal items.

There is a restaurant and bar, "The Boathouse", on site and various leisure facilities including a children's play area and local walks. The park is in a beautiful waterfront location with a marina and easy access for many watersports.

J&H Mitchell are marketing this property on behalf of our private client. We are in no way affiliated with the park where the lodge is located on and have no input into terms and conditions or site fees.

Directions

From Aberfeldy, travel SW through Kenmore and onwards towards Killin. Turn left in Loch Tay Highland Lodge park. Pass reception and continue down hill. As you arrive at fork in road, turn left onto the 2nd turning. The Crannog is on the right of the parking area.



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GROSS INTERNAL AREA
FLOOR 1: 738 sq ft, 68.54 m²
EXCLUDED AREA: PORCH: 169 sq ft, 15.69 m²
TOTAL: 738 sq ft, 68.54 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 shouas 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.

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