FOR SALE · HIGHLAND PERTHSHIRE

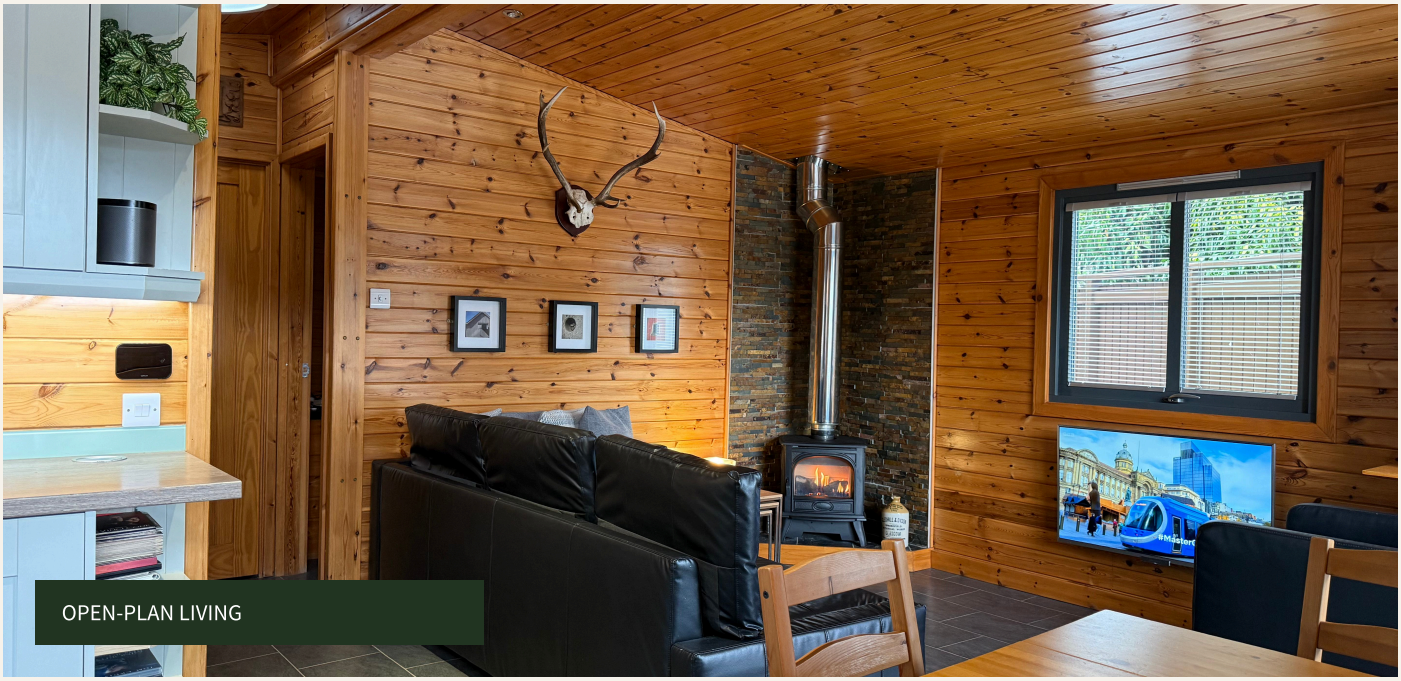
Chestnut Lodge

Parc Royale, Bridge of Tilt · Blair Atholl, Perthshire PH18 5TE

2 BEDROOMS · PRIVATE DECKING · EPC D

LEASEHOLD TO FEBRUARY 2035

CHESTNUTLODGE.NET



OPEN-PLAN LIVING

THE LODGE

A warm, Scandinavian-inspired retreat

Exceptionally refurbished and carefully maintained, Chestnut Lodge combines the character of a traditional log cabin with a calm, contemporary interior. Timber-lined walls, generous glazing and a wood-burning stove create a relaxed place to gather in every season.

Comfort, considered

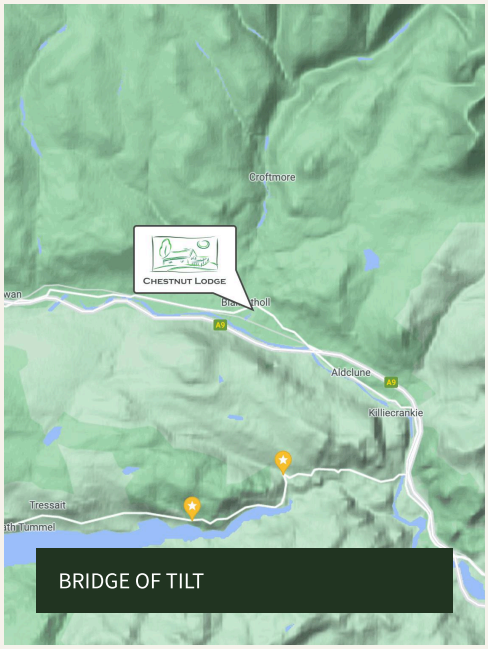
French doors open the living space onto private decking on two sides, with country views beyond. The fitted kitchen includes integrated appliances; two bedrooms provide fitted storage and dressing space; and the modern shower room features a Raindance shower. Gas central heating, double glazing and Wi-Fi support comfortable year-round use.

AT A GLANCE

- Open-plan living, dining & kitchen
- Wood-burning stove
- Two fitted bedrooms
- Private two-sided decking
- Utility & storage annexes

The Highlands, within easy reach

On the banks of the River Tilt, Chestnut Lodge enjoys a peaceful position in Bridge of Tilt — a Highland village within the Cairngorms National Park and close to Blair Atholl.



Life at Parc Royale

Residents and guests can enjoy the Roundhouse Inn and The Loft, together with fishing rights, an indoor swimming pool and spa facilities, and a gym. The park's landscaped setting gives the lodge a strong sense of escape without sacrificing everyday convenience.

Connected to the Highlands

Blair Atholl sits close to the A9 and has rail links including the Caledonian Sleeper. Pitlochry, Blair Castle and Cairngorm Mountain are all within reach, making the lodge a practical base for walking, cycling, wildlife and winter adventures.

THE DETAILS

Thoughtfully equipped, ready to enjoy

From the fitted kitchen and integrated appliances to the two furnished bedrooms and practical exterior annexes, Chestnut Lodge has been arranged to make time in the Highlands feel effortless from the moment you arrive.

EQUIPPED KITCHEN & DINING

Everything in its place

The contemporary kitchen includes a stainless-steel gas hob, electric oven, microwave, integrated fridge-freezer and dishwasher, with a pop-up USB charging point and integrated vacuum system. A separate utility annex houses the washing machine, tumble dryer and an additional fridge-freezer, while the storage annex provides full-height shelving.

A genuine home from home

Both bedrooms have fitted wardrobes and dressing tables, with dimmable lighting, USB charging and wall-mounted televisions. The sale includes furniture, blinds, light fittings, appliances, crockery and bedding. Everything is included except the bookshelf and cabinet, allowing the lodge to be enjoyed from day one.

Master bedroom

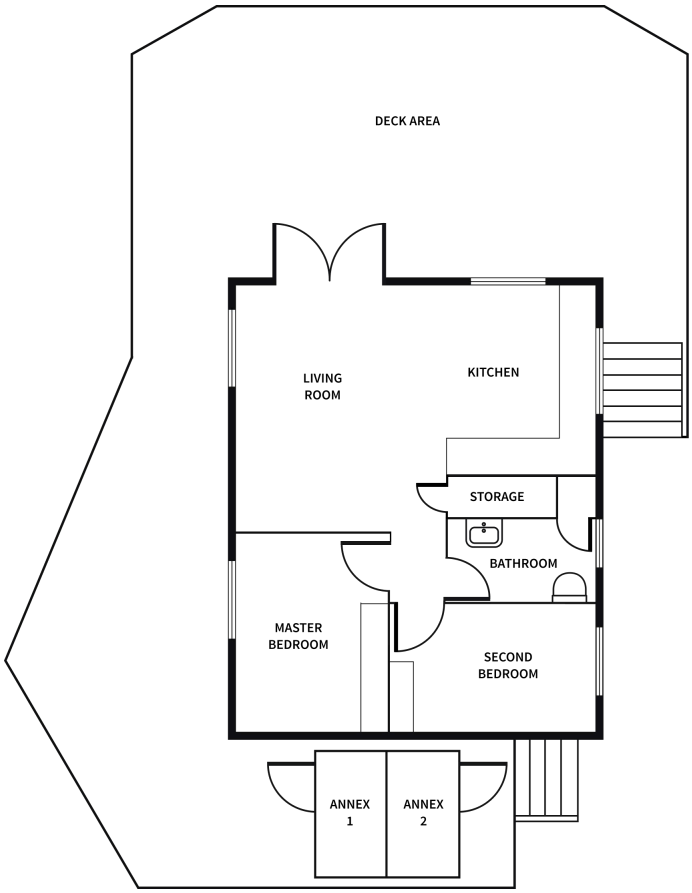
Second bedroom

Attention to detail

PROPERTY DETAILS

Plan, dimensions & practical details

FLOORPLAN · FOR GUIDANCE ONLY



KEY INFORMATION

£75,000

FIXED PRICE

TENURE
Leasehold to March 2035

ENERGY PERFORMANCE
EPC rating D

COUNCIL TAX
£428 per annum

SITE FEES
£720 + VAT per month

INCLUDED IN THE SALE

All fixtures, fittings and contents are included, with the exception of the bookshelf and cabinet.

CABIN 6.4 × 7.42 M
DECKING 8 × 10.5 M

Accommodation

ROOM DIMENSIONS

Living 3.35 × 4.17 m
Kitchen / dining 3.05 × 2.85 m
Principal bedroom 2.8 × 3.25 m
Twin bedroom 2.1 × 2.8 m
Shower room 1.8 × 2.7 m
Utility / storage annex 2.1 × 2.5 m

COMFORT & SERVICES

Gas central heating · Double glazing
Amtico flooring · Wi-Fi
Private driveway & security lighting
Two-sided decking · Exterior lighting
Separate utility and storage annexes

VIEWING & ENQUIRIES

Ross McGinley 0141 339 4466 · chestnutlodge.net

All measurements are approximate. The floorplan is for guidance only and is subject to refinement. Prospective purchasers should verify tenure, site fees, council tax, services and park rules with the seller, park operator and their solicitor before purchase.