



Cameron Lodge

River Tilt Park | Bridge of Tilt | PH18 5TE



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A superb holiday lodge in a popular holiday destination on the banks of the River Tilt

Description

Cameron Lodge is a spacious family holiday lodge which has 3 bedrooms, sleeping up to 6 people. The accommodation is generous comprising an open plan living / dining room with patio doors leading out onto decking perfect for al fresco dining or a BBQ, a well equipped kitchen, master bedroom with en-suite shower room, a twin bedded room, a further twin bunk room and a surprisingly spacious bathroom. Sitting on the banks of the River Tilt and affording fabulous views of the surrounding countryside, the River Tilt Park also offers an on-site restaurant, and a spa complete with swimming pool, jacuzzi, steam room, sauna and gym.

The ground lease has 13 years left and the annual charge is nominal. Site fees are approximately £7,000 per annum. There is a substantial income to be made renting the lodge out as a holiday let.



Location

Bridge of Tilt is a village in Perthshire, only 6 miles northwest of Pitlochry. The newest part of the village is continuous with Blair Atholl, separated only by the River Tilt. In the village there is a grocery store, a hotel and the Loft restaurant. Blair Atholl also has a railway station which is on the Highland Main Line, Blair Castle, The Atholl Life Country Museum, Heart of Atholl gift shop, the Blair Atholl Water Mill which also has a tea room where you can enjoy a variety of home baking, warm soups and light lunches, and Food in the Park, serving award winning fish and chips, tasty pizzas and offering live entertainment from Easter until the end of October.

Directions

From Pitlochry head north along the A9 towards Inverness and turn right at the exit for the B8079 to Blair Atholl and Bruar. Continue into Bridge of Tilt and turn left onto Invertilt Road, then turn right into the River Tilt Park. There is parking available opposite reception. Walk from here down the road beyond the black wrought iron gates and turn right to head towards the river and then immediately left where you will see Cameron Lodge on your right.

Fixtures and Fittings

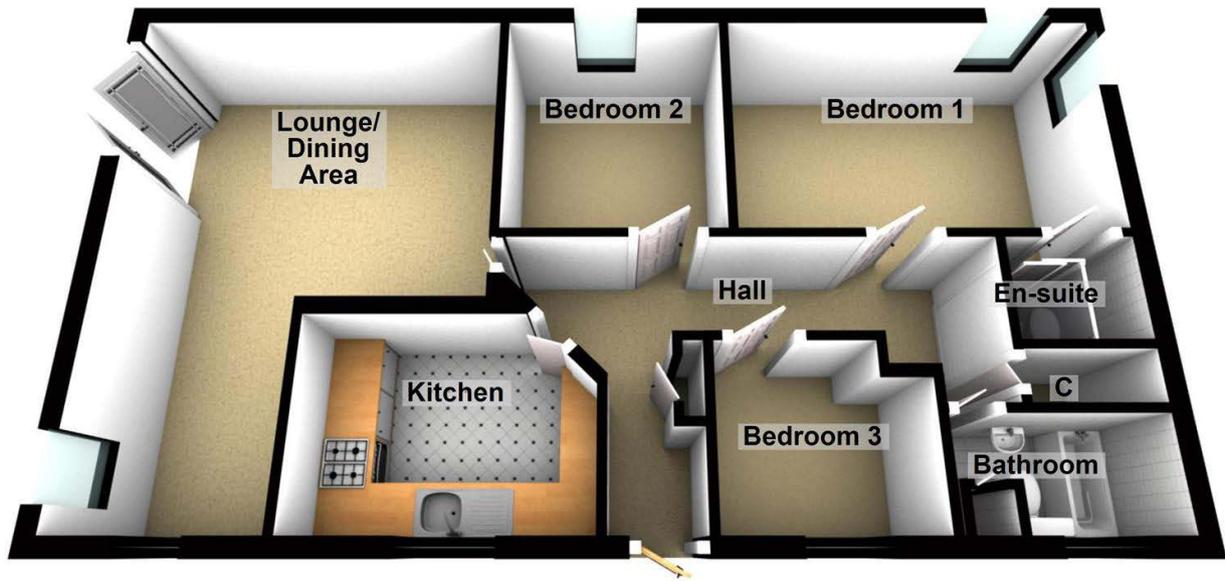
All fixtures and fittings are included in the sale unless otherwise stated.

Viewing

By appointment with agent on 01796 472606



Ground Floor



Living Room	5.90m x 5.55m	En-suite	1.54m x 1.16m
Kitchen	2.90m x 2.40m	Bedroom 2	2.92m x 2.36m
Bedroom 1	3.88m x 2.93m	Bedroom 3	1.98m x 1.98m
		Bathroom	2.73m x 1.67m

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Note

These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.