



**Premier
Properties**
Perth



1 Balloch Park, Aberfeldy, PH15 2LU Fixed Asking Price £200,000



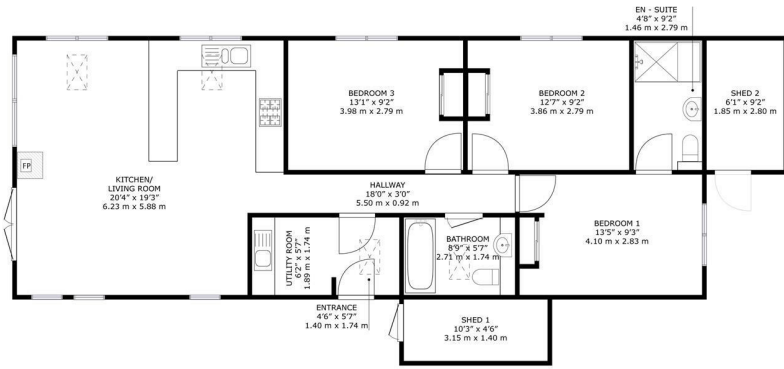
Upon entering, you are welcomed into an open-plan living space that boasts a contemporary kitchen equipped with modern appliances, perfect for culinary enthusiasts. The spacious lounge, featuring a delightful log-burning stove, provides a warm and inviting atmosphere, ideal for cosy evenings. Ample natural light floods the area through skylight windows, enhancing the lodge's airy feel. The dining space is thoughtfully designed for family gatherings or entertaining guests, while a separate utility room adds to the convenience of daily living.

The lodge comprises of three bright and neutral bedrooms, with the master bedroom benefiting from an ensuite bathroom. The main bathroom features a full-sized bath, offering a relaxing space to unwind after a day of exploring the stunning surroundings.

Externally, the lodge showcases a charming wooden exterior and includes a patio area, perfect for outdoor dining while soaking in the breath taking views of the surrounding countryside. The property also benefits from private parking and is conveniently located near local amenities and a variety of outdoor activities, including hiking, fishing, and water sports, catering to both adventure seekers and those looking to relax.

Balloch Park is part of the Mains of Taymouth Country Estate in Highland Perthshire, Scotland, and is just 1.5 miles east of the conservation village of Kenmore and 6 miles west of Aberfeldy. This luxurious lodge not only serves as a splendid personal retreat but also holds strong appeal for holiday letting, making it a versatile investment opportunity. Embrace the Highland lifestyle in this stunning lodge, where comfort meets nature.

- 3 bedrooms
- Master bedroom with ensuite
- Modern kitchen
- Spacious lounge with log burning stove
- Sky light windows
- Patio area
- Stunning countryside views
- Close to hiking, fishing & sports



1 Balloch Park, Keltneyburn, Aberfeldy, PH15 2LU

GROSS INTERNAL AREA
GROUND FLOOR: 1048 sq. ft./97.4 m², EXCLUDED AREAS:
SHED 1: 47 sq. ft./4.4 m², SHED 2: 56 sq. ft./5.2 m²
TOTAL: 1048 sq. ft./97.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.