



NEW ORCHARD 2

Erigmore Leisure Park, Birnam, Dunkeld, Perthshire, PH8 oBJ



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An attractive lodge offering spacious accommodation located in the picturesque Erigmore leisure park in Birnam, within easy walking distance of the highly sought-after village of Dunkeld.

Summary of Accommodation:

Ground Floor: Entrance Vestibule/Utility Room, Living Room open plan to the Dining area, Kitchen, Principal Bedroom 1 with en-suite Bathroom, Double Bedroom 2, Shower Room.

Exterior: Area of lawn with patio adjacent to the lodge. Substantial decked terrace. Parking space.

Attractive views over the surrounding countryside.





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SITUATION

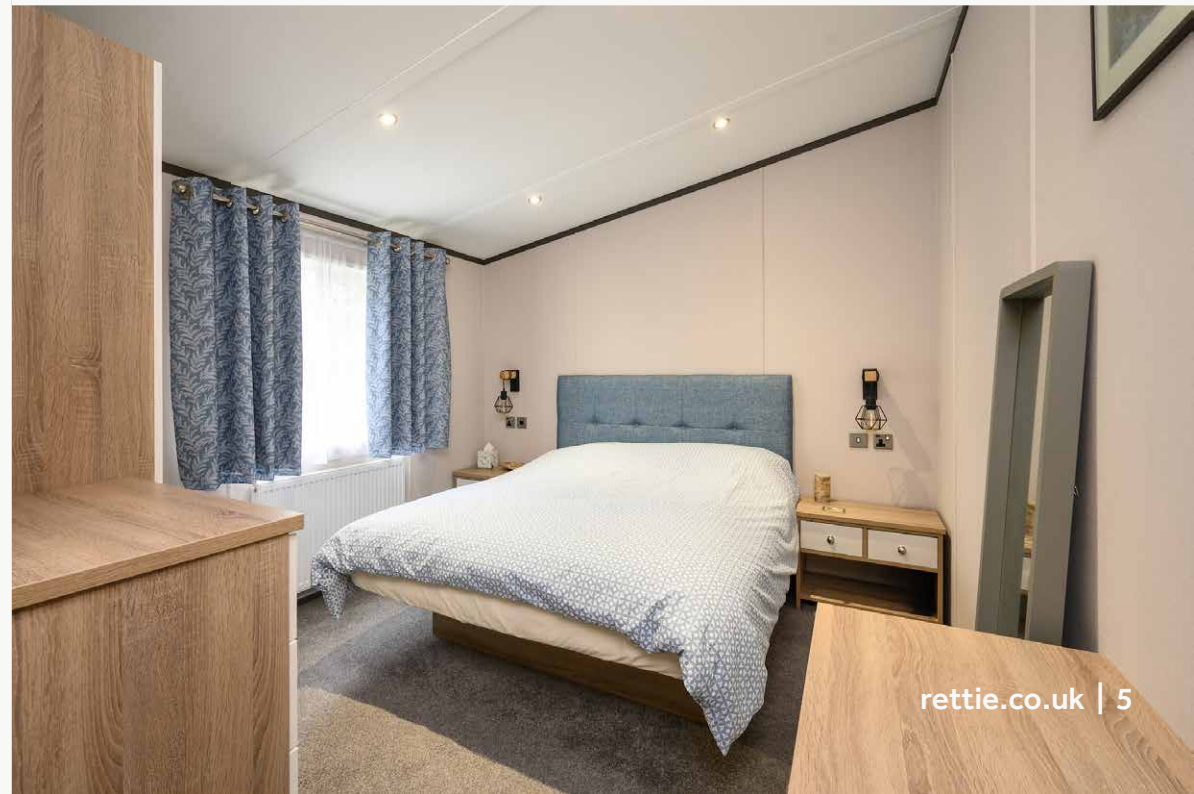
New Orchard 2 is situated in arguably one of the best positions in the park, located to the rear of Erigmore Leisure Park close to the footpath which leads to Birnam and Dunkeld. The park is situated in Birnam surrounded by beautiful woodland and benefits from a swimming pool, children's play area, restaurant and bar. The lodge provides a unique opportunity to purchase a holiday home to enjoy all year round. Family members, friends and guests are permitted to use the lodge and sub-letting is also allowed.

Named the best place to live in Scotland by the Sunday Times' annual Best Places to Live guide for 2023, the ancient town of Dunkeld lies around a 5 minute drive away, on the banks of the River Tay. Once the ecclesiastical capital of Scotland, the picturesque village is steeped in Scottish history and is the setting of the magnificent Dunkeld Cathedral, which dates to the 14th Century.

Today, Dunkeld services the surrounding rural community with several independent shops and services for day-to-day needs, as well a number of hotels and restaurants. The neighbouring village of Birnam, which is well-known by literary enthusiasts as the favoured Scottish holiday-spot of Beatrix Potter, has a Railway Station which offers sleeper services to London, as well as more local connections to Perth, Pitlochry, Inverness, Edinburgh and Stirling.

Perth (approximately 13 miles away) is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf courses, including the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. There are also golf courses in Dunkeld and Pitlochry. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 28 miles away, which includes three golf courses, the country club, a shooting school and restaurants.

Pitlochry (approximately 13 miles away) is often referred to as 'the gateway' to The Highlands and has a range of hotels, shops, professional services as well as the renowned Festival Theatre which offers a wide variety of productions.





The lodge is well positioned for convenient access to Scotland's arterial transport networks. From Birnam the A9 provides access to the north and south. From Perth the M90 provides motorway access south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. The A90 links Perth to Aberdeen and Dundee where there is an airport with regular flights to London. Edinburgh airport can be reached from Perth in approximately an hour, in normal traffic, and provides both international and domestic connections. There is a railway station in Birnam located on the Highland main line.

GENERAL DESCRIPTION

New Orchard 2 is a charming holiday lodge which is deceptively spacious and provides comfortable and tastefully presented modern living accommodation. The lodge benefits from a quiet position within the park and enjoys splendid views of the surrounding backdrop. The main entrance into the lodge is via a large, glazed door which opens into the Utility Room with worktop and integrated storage units incorporating a washing machine. There are coat hooks and a picture window.

A door opens to the Living Room/Dining Room, open plan to the Kitchen. The living room is generously proportioned, and natural light emanates via the full height windows, glazed window and French doors. The electric fire with stone surround provides a heartening focal point. A partition divides the two areas, a clever design enhancing the impression of space. The Kitchen is flooded with natural light via the large roof light and has been fitted with a generous array of kitchen units providing ample storage with worksurfaces. The units incorporate a Candy oven, microwave and dishwasher. A gas hob with extractor fan above and a fridge freezer. The Kitchen has been thoughtfully configured to align with modern lifestyle trends and incorporates a large Dining area which allows for sociable and relaxed family living, as well as entertaining larger parties when occasion demands.

There are two Double Bedrooms both with fitted wardrobes. The Principal Bedroom has a contemporary en-suite Bathroom. The bathroom is a good size with bath unit and separate shower attachment, wash hand basin with mirrored vanity unit above and storage cupboard below, WC, wall mounted towel rail and ceiling spotlights. The other bedroom benefits from a Jack and Jill Shower Room, allowing both bedrooms to have private facilities if desired.

The accommodation is spacious and well-appointed throughout, and clever use has been made of large windows, roof light and French doors all maximising natural light and views overlooking the park and the surrounding scenery. The lodge has full central heating via LPG gas.

EXTERIOR

There is a large, decked terrace which can be accessed via the dining area which provides an ideal space for al-fresco dining in the warmer months and there is an area of grass with a patio located to the side of the lodge, both offering different areas for seating to capture the sun and provide different aspects of the park.

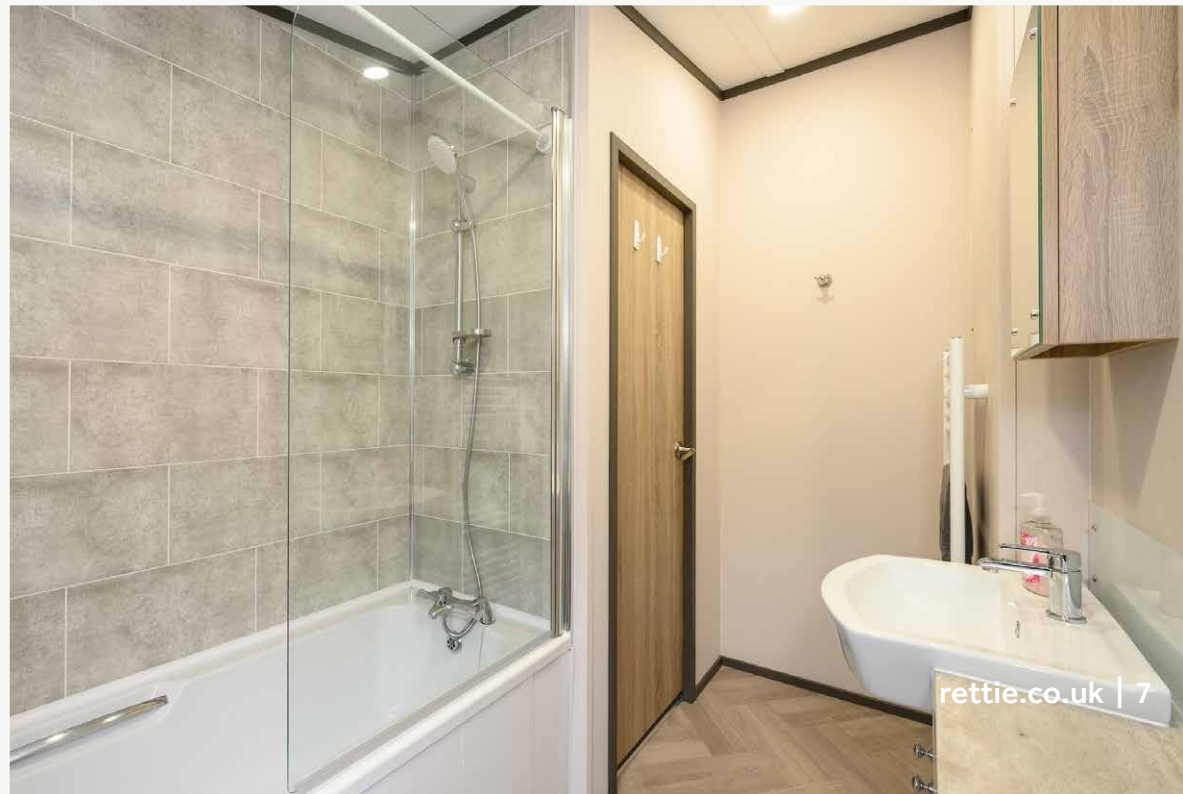
The lodge benefits from having a private parking space.

GENERAL REMARKS AND INFORMATION

Note – No site fees are payable on this lodge until 2026

The lodge is currently held on an annual Pitch Licence but a new purchaser will be given a 26 year Licence, being the remainder of a 30 year Licence Term dated retrospectively to the date of purchase of the new lodge in August 2021.

Site fees are in the region of £500 per month and are inclusive of free Wi-Fi, maintenance of the park and communal areas together with the provision of water and waste services.



Membership of the National Caravan Association brings many advantages and means that any disputes will be sorted out by arbitration at no cost to owners.

The 26 year Licence and the ability to sub-let will both give greater surety and benefits to new Licence holders.

Pets are allowed on site.

Viewing

Viewing is strictly by appointment through the Sole Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH8 OBJ.

What3words ///showed.hoops.bids

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

Council Tax

Band D

Services

Mains water, electricity and drainage. Bottled LPG gas.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.uklandandfarms.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are Facebook.com-RettieTownandCountry; Twitter.com- RettieandCo, Instagram and LinkedIn.



Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

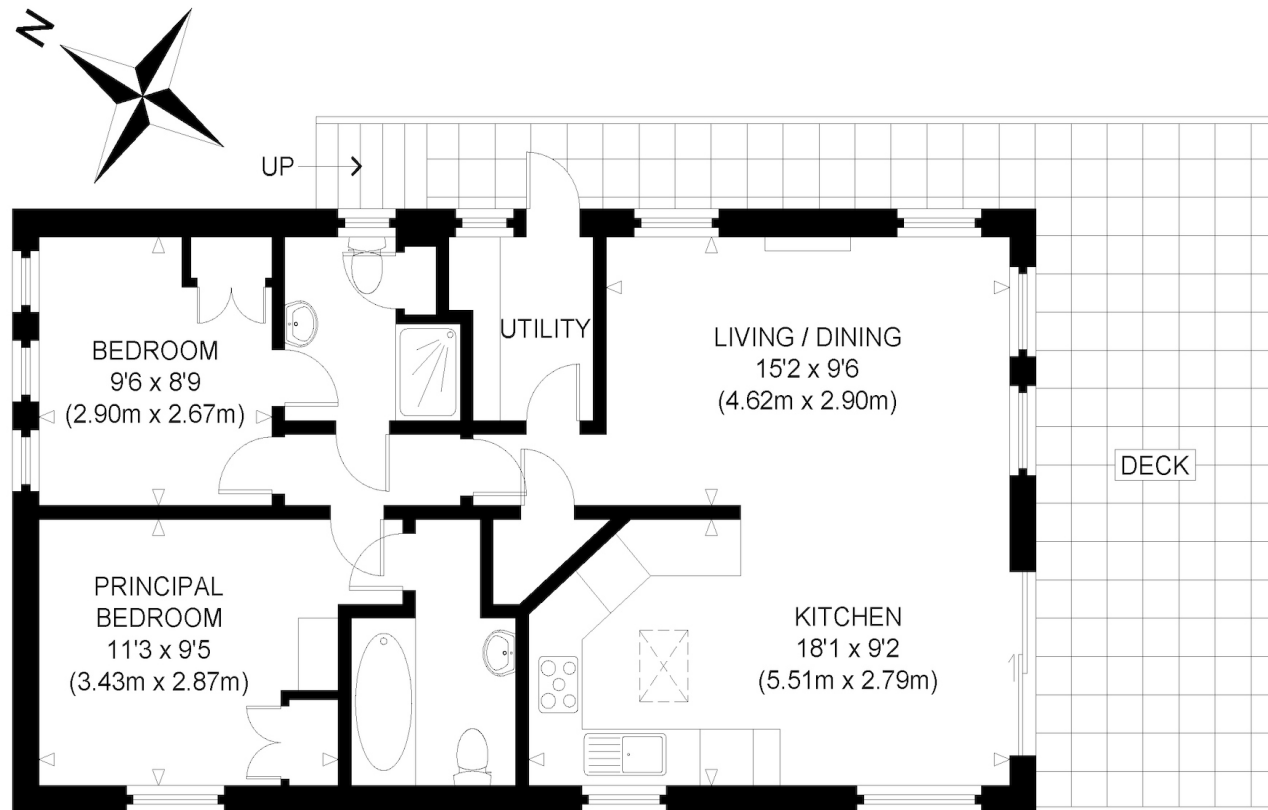
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavor is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 709 SQ FT / 65.9 SQ M

NEW ORCHARD


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 709 SQ FT / 65.9 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.


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RETTIE

 0131 624 4183

 mail@rettie.co.uk

 11 Wemyss Place
Edinburgh
EH3 6DH



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✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
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EH3 6DH

