

2 STRATHTAY LODGES

Aberdeldy, Perth & Kinross, PH15 2EZ

RETTIE



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A contemporary three-bedroom detached lodge enjoying breathtaking views, a generous decked terrace and ample private parking, conveniently located close to the amenities and attractions of Aberfeldy. Currently operating as a short-term let, this property offers an excellent opportunity to acquire a holiday home or potential Airbnb investment in the heart of Highland Perthshire.

Accommodation Summary

Main Lodge

Entrance Hall, Open-Plan Living/Dining Room, Kitchen, Principal Bedroom with En-Suite Shower Room, Two Further Bedrooms, Family Shower Room.

Garden & Grounds

Generous Decked Terrace, Chipped Driveway Providing Ample Private Parking, Communal Grounds Laid to Lawn





3 1 2

Situation

Set amidst the beautiful landscape of Highland Perthshire, Aberfeldy is an attractive market town situated on the banks of the River Tay. Renowned for its outstanding scenery, independent shops and welcoming community, Strathtay Lodges enjoys a convenient position within easy reach of the town centre, providing an excellent base from which to explore the surrounding countryside.

Aberfeldy offers a good selection of local amenities, including independent shops, cafés, restaurants and galleries. Local attractions include Dewar's Aberfeldy Distillery, the historic Castle Menzies, the picturesque Birks of Aberfeldy waterfall walk and the renowned Highland Chocolatier at Grandtully.

The area is particularly well suited to outdoor enthusiasts, with a wealth of opportunities for walking, cycling, fishing, golf and watersports. Beyond Adventure, based in Aberfeldy, offers activities including kayaking, canoeing and paddleboarding, while Nae Limits at nearby Ballinluig provides more adventurous pursuits such as white-water rafting, canyoning and quad biking. The beautiful shores of Loch Tay, the village of Kenmore and Ben Lawers National Nature Reserve are also within easy reach, alongside Highland Safaris, offering wildlife experiences and guided excursions through the surrounding countryside.

For families, Breadalbane Academy provides nursery, primary and secondary education within the town. Independent schooling is also available within the wider Perthshire area, including Ardvreck School and Morrison's Academy in Crieff, both of which offer transport connections serving Aberfeldy, together with the renowned boarding schools of Glenalmond College and Strathallan School.

Despite its peaceful rural setting, Aberfeldy is well connected to the wider area, with Perth, offering an extensive range of retail, leisure and professional amenities, is approximately 40 minutes away by car. Dundee is approximately one hour away, while Edinburgh and Glasgow can both be reached in around an hour and a half, making the town an accessible Highland Perthshire destination.

General Description

Situated within the attractive setting just outside of Aberfeldy, 2 Strathtay Lodges is a contemporary detached lodge offering well-appointed accommodation, with an enviable outlook across the surrounding landscape. Currently operating as a successful short-term let, the property presents an appealing investment opportunity with established holiday letting potential. Equally, it would make an excellent private holiday home or Airbnb investment, offering flexibility for personal enjoyment alongside the opportunity to generate rental income.

The lodge is approached via an entrance hall, providing access to the principal accommodation and incorporating useful storage facilities. There is also a separate shower room, fitted with a contemporary suite comprising a walk-in shower enclosure, wash hand basin and WC.





The heart of the property is the spacious open-plan living and dining room, which enjoys an excellent connection with the outdoor space through extensive floor-to-ceiling glazing and sliding doors opening directly onto the decked terrace. The expansive windows frame the breathtaking surrounding views, creating a wonderful sense of space and bringing the landscape into the heart of the home. There is ample room for both comfortable lounge seating and a family dining table, with a wood-burning stove providing an attractive focal point and adding warmth to the contemporary interior. The adjoining kitchen is fitted with a range of dark contemporary cabinetry, complemented by contrasting work surfaces and tiled splashbacks. Appliances include an electric oven and hob, fridge/freezer, washer/dryer and dishwasher, creating a well-equipped and practical space conveniently positioned alongside the dining area.

The principal bedroom is a comfortable double room, featuring a private en-suite shower room fitted with a shower enclosure, wash hand basin and WC. Two further bedrooms provide flexible accommodation, one arranged as a double bedroom and the other currently presented as a twin room, both benefiting from fitted storage.

Externally, a generous decked terrace extends across much of the front elevation, providing an excellent space for outdoor dining, entertaining and relaxation. Sheltered beneath the property's striking contemporary roofline and enclosed by glass balustrading, the terrace makes the most of the lodge's attractive setting. To the rear, there is ample private parking within a chipped driveway area. The surrounding grounds are predominantly laid to lawn, with the property forming part of an established development of contemporary holiday lodges in an appealing countryside setting.















GENERAL REMARKS AND INFORMATION

Viewing
Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation
For the benefit of those with satellite navigation, the postcode is PH15 2EZ.

Classifications
Council Tax - B
EPC - C

Local Authority
Perth and Kinross Council. Pullar House, 35 Kinnoull St, Perth PH1 5GD. 01738 475000

Tenure
Freehold

Services
Mains electricity, shared private water supply which supplies the site, electric central heating system, no gas, solar panels.

Offers
Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. 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.

Internet Websites
Properties 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, and www.thelondonoffice.co.uk.

Servitude Rights, Burdens & Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

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.





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 agents, 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 misstatement 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 endeavour 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.

Anti-Money Laundering

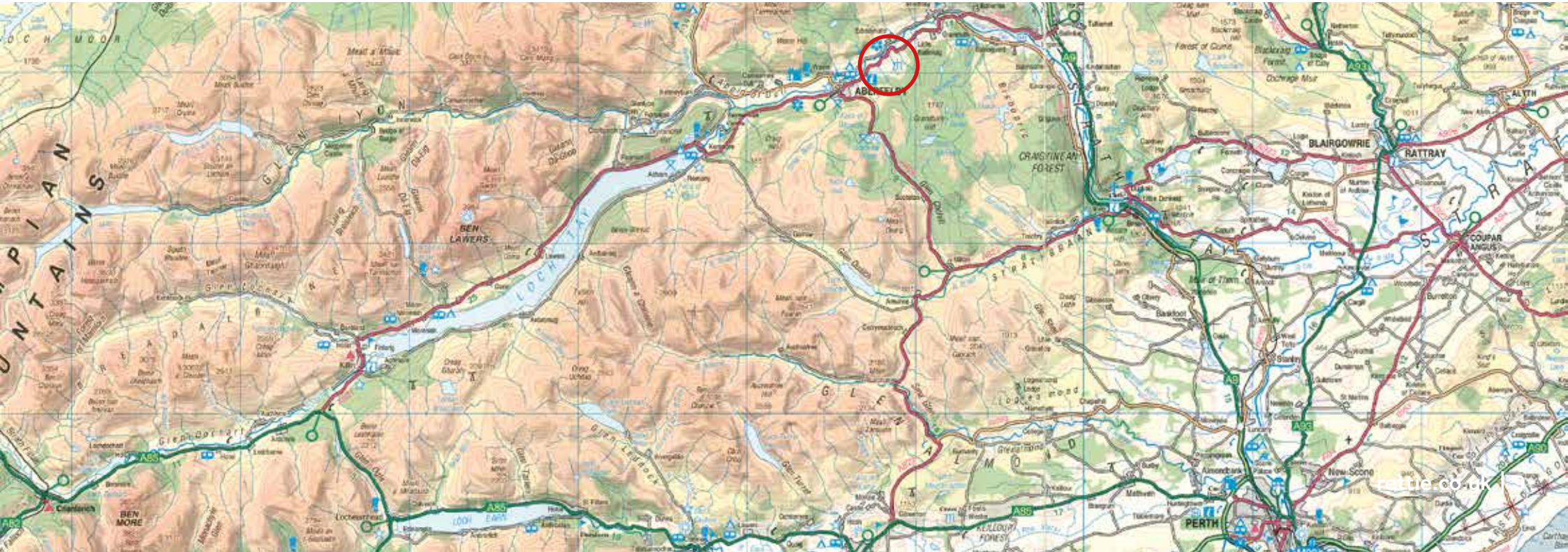
All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy and Coadjute's Data Security Statement.

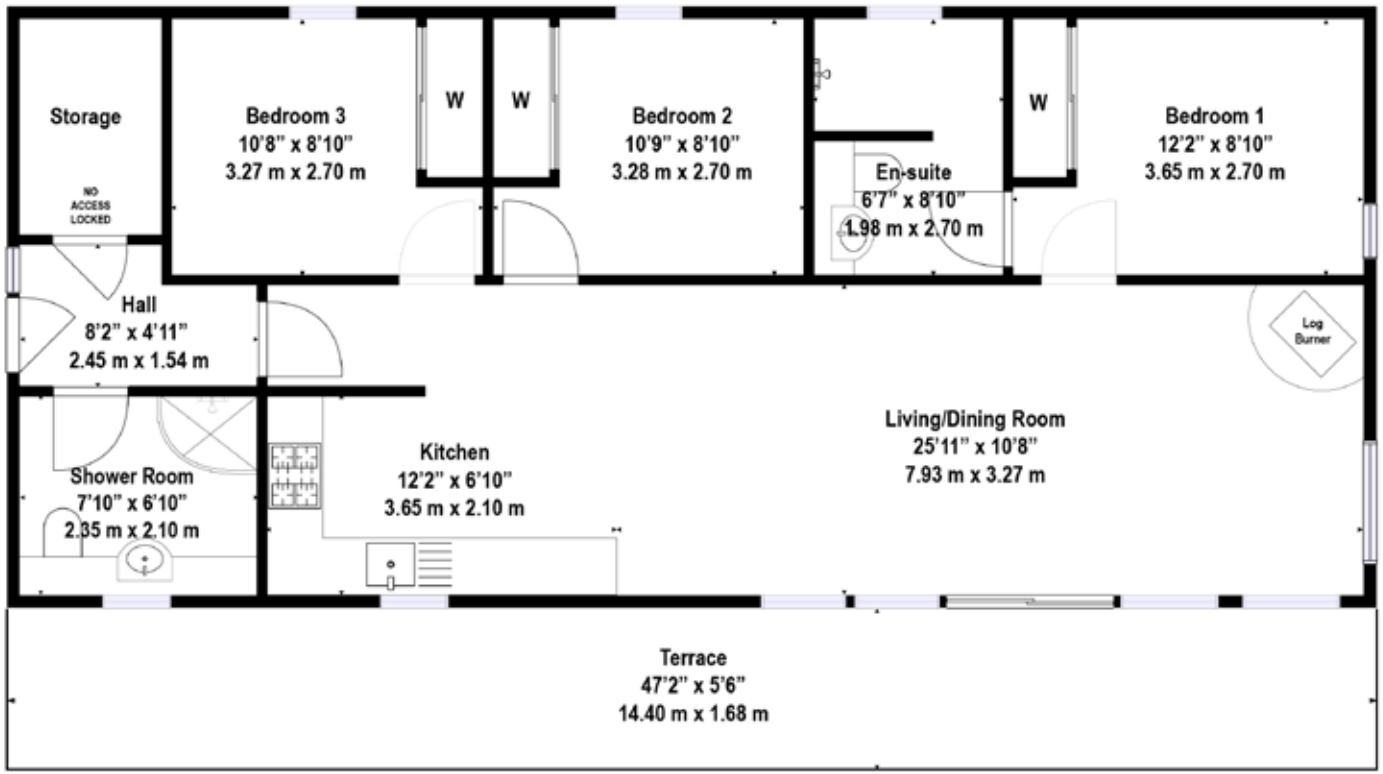









ABERFELDY
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COUPAR ANGUS
ALYTH
CRAIGVINEAN FOREST
BEN LAWERS
LOCH TAY
GLEN LYON
PERTH
New Scone
Crianlarich
Lochearnhead
BEN MORE



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Measurement point

Indicates area of Limited Use Space

Gross internal area: 87 sq m / 936.46 sq ft

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.



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