

Red Kite Lodge

ST FILLANS CARAVAN PARK, STATION ROAD,
ST. FILLANS, CRIEFF, PH6 2NE



Beautiful two-bed, two-bath Victory lodge featuring a hot tub, new carpets, new dishwasher and full furnishings



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to bring to the market this 2-bed, 1-bath Victory model lodge, with an additional en-suite shower room, which offers a superb opportunity to enjoy modern living in a tranquil countryside setting, just an 8-minute walk from the loch. Built 4 years ago, it has been exceptionally well-maintained and is currently operated as a high-performing short-term let generating approximately £26,000 per annum on a minimum letting, with potential of £35,000 per year based on income maximisation letting. Accounts are available to be viewed, with no short-term licence required.

THE LOUNGE



Finished to an excellent standard, the lodge provides all-year-round comfort with tasteful décor throughout. The entrance opens into a bright and spacious open-plan lounge and dining area, enhanced by large windows to the front and side, along with French doors leading directly to the decking. A feature fireplace creates an attractive focal point, and the lodge is sold fully furnished.

THE KITCHEN



The well-appointed kitchen offers excellent practicality and includes a new dishwasher, hob, oven, fridge/freezer, and washer/dryer.





Both double bedrooms are positioned to the rear, each fitted with wardrobes for generous storage. The principal bedroom enjoys its own en-suite shower room, complemented by a second shower room/WC. The property also benefits from new carpet throughout.

THE SHOWER ROOM



BEDROOM 1



The principal bedroom enjoys its own en-suite shower room

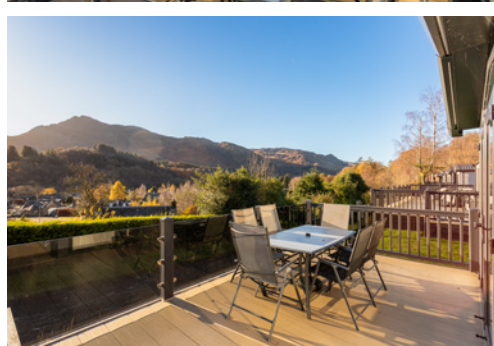
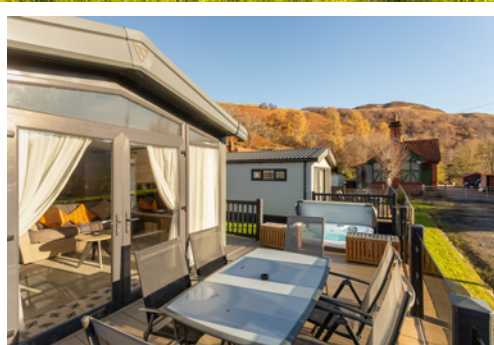
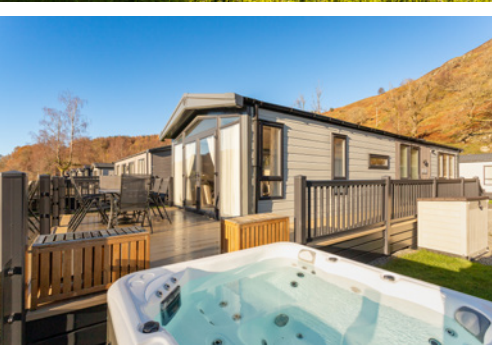


BEDROOM 2



Externally, the lodge features easily maintained gardens, a large decking area, and a hot tub perfect for relaxing or entertaining. A private driveway provides parking for two cars.

EXTERNALS



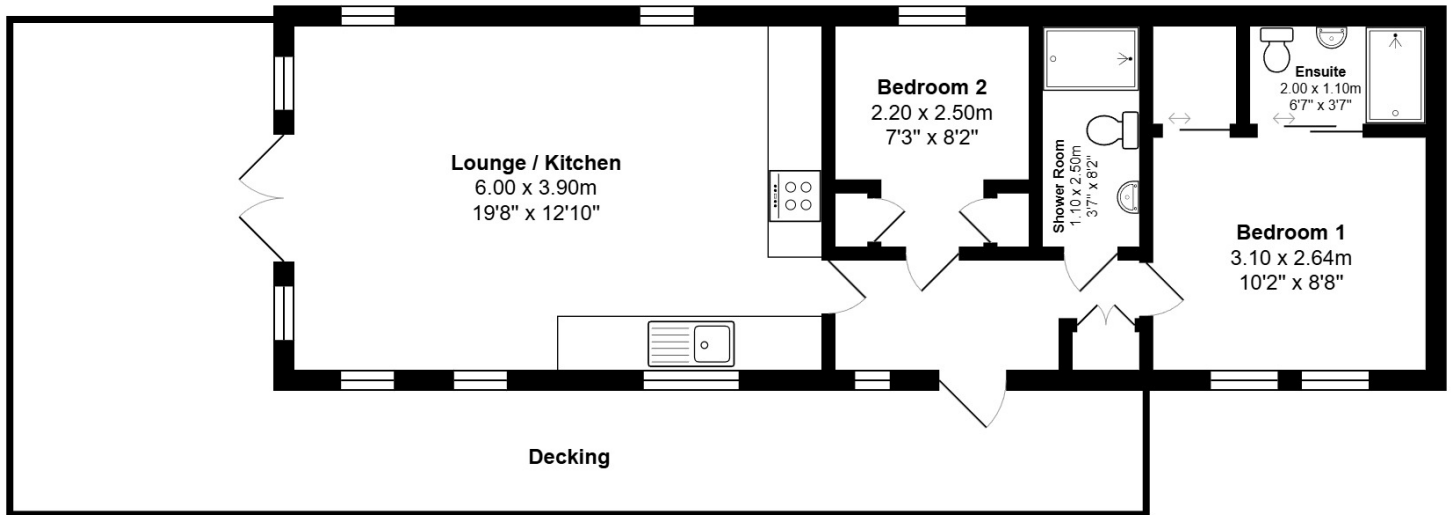
Additional Information:

- Ground Rent/Site Fees: £3,500 + VAT per annum.
- Lease Length: 36 years remaining.
- Overall dimensions 12.80m x 4.27m or 42' x 14'.
- All furniture and a hot tub are included.
- Property is managed locally with laundry included.

All furniture and hot tub included. Property is managed locally with laundry included. This is a fantastic opportunity to secure a stylish, fully equipped lodge in a beautiful, peaceful location with excellent income potential.

FLOOR PLAN & DIMENSIONS

42' X 14' OVERALL



Approximate Dimensions (Taken from the widest point)



THE LOCATION

Red Kite Lodge sits within St Fillans Caravan Park, set in the peaceful village of St Fillans on the eastern shore of Loch Earn. Surrounded by striking hills and open countryside, the area is known for its tranquillity, natural beauty and welcoming community. The village forms part of the Loch Lomond & The Trossachs National Park, offering an ideal balance of relaxation and outdoor adventure.





St Fillans is a haven for walkers, with scenic routes ranging from gentle lochside paths to steeper climbs such as Dundurn Hill, which rewards visitors with panoramic views. The landscape is rich in wildlife, with regular sightings of red kites, ospreys, otters and red deer. Loch Earn provides opportunities for kayaking, paddleboarding, fishing and summer water sports, making the area especially appealing to nature lovers.

The village itself has a friendly, intimate character, supported by community facilities such as Sandison Hall and the imaginative Beithir's Lair Play Park. Art and culture are present too, with several sculptures forming part of the local BLISS Trail. For leisure, St Fillans Golf Club offers a scenic course suitable for all levels.

With its serene setting, strong community atmosphere and easy access to outdoor activities, St Fillans is a charming and sought-after location.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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