

Simple Approach



**The Abingdon , Crieff
Perthshire PH6 2LS**

Prices from £99,000

Simple Approach are pleased to welcome to the open market this fantastic Abingdon park home. This fantastic three bedroom lodge has been designed around the person and provides luxury, spacious accommodation throughout. The property is ideally located in Comrie and provides picturesque Scottish countryside with many opportunities of Watersports, Golf, Hiking and Highland Adventure to be enjoyed. With its convenient location to the nearby major town of Crieff and fantastic commuter links found in Perth this property would ideally suit those wishing to slow down and enjoy life whilst still being central enough to enjoy necessary amenities.

A site visit and viewing is essential to fully appreciate the stunning location and high spec. lodges on offer, call Simple Approach on 01738 827864 or email info@simpleapproachea.co.uk to schedule your viewing.

- * Full terms and conditions of purchase must be discussed with West Lodge Estate on site.
- * All illustrations are approximate and should be verified on site when viewing

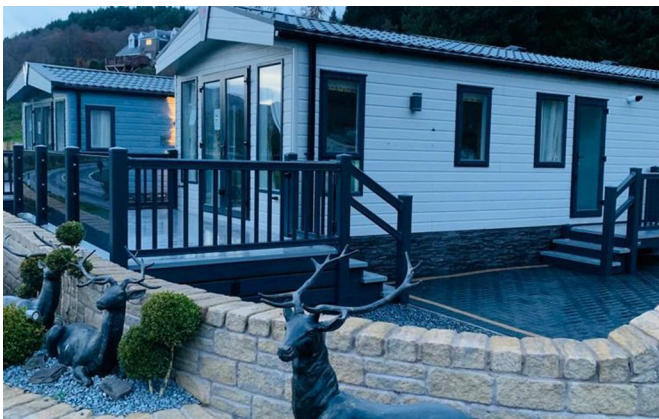
Location

The beautiful village of Comrie in Perthshire, Scotland, lies on the banks of the River Earn nestled on the edge of the Scottish Highlands. Comrie is in the heart of the scenic West Strathearn area of Perthshire. Situated at the meeting of Glens Lednock and Artney with the Scottish Highlands rising to the north.

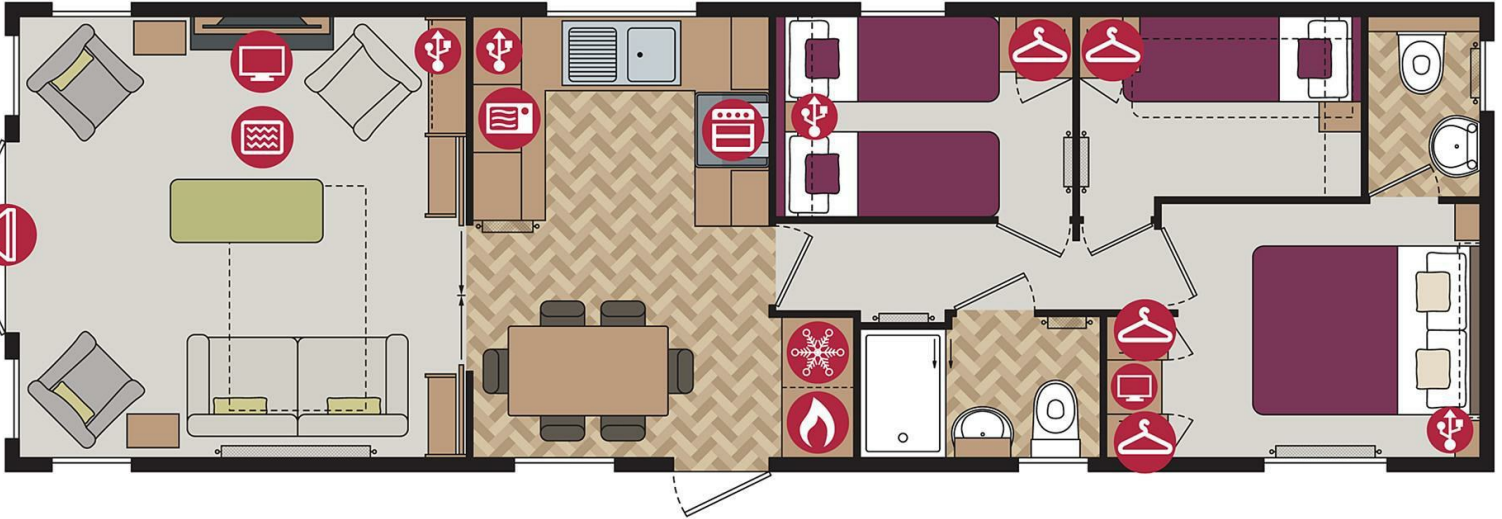




- Luxury Residential Park Home
- Peaceful Countryside Living
- Decorated with Modern Taste to a High Standard
- Spacious Living throughout
- Three Bedroom Property



Abingdon 39ft x 12ft • 3 bedroom



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