



Rowan Lodge Wildside Holiday Lodges

Whitebridge, Inverness, IV2 6UN

Asking Price £70,000



Rowan Lodge is a 2 bedroom holiday lodge located overlooking the River Feichlin and with views towards the Monadhliath Mountains. The open plan lounge/kitchen has laminate flooring and exposed beams, floor to ceiling window overlooks the decked area with seating and a hot tub. In the sitting room there is a log burner that sits on a slate hearth, exposed beams and open plan kitchen comprising a cream shaker kitchen, fully equipped and includes integrated fridge, oven and hob. There are two double bedrooms and a bathroom comprising wash basin, w/c and bath with overhead shower. The lodge comes as seen, fully furnished and equipped to continue renting.



VERANDA

The front of the property has a veranda, raised decked area, along with a hot tub and seating to relax outdoors. Partially covered.

SITTING ROOM 17'4" x 16'0" (5.3 x 4.9)

Entry to the lodge is into the sitting room and opens to the kitchen, The room has large window over looking the raised decked area with space for outside dining and a hot tub. Pine cladding on one wall and exposed ceiling beams give the cabin feel. A log burner sits to one side and there is space for sitting and dining.

KITCHEN 9'2" x 5'6" (2.8 x 1.7)

The kitchen is fully equipped with a cream shaker style kitchen and black laminate worktop and splashback. Integrated appliances include fridge, gas hob, oven and cooker hood.

BATHROOM 7'10" x 5'6" (2.4 x 1.7)

This sleek and modern bathroom comprises; wash basin, w/c and bath with overhead shower. Walls covered in wetwall for easy clean.

BEDROOM 1 13'1" x 7'2" (4.0 x 2.2)

Includes pine double bed and bedroom furniture.

BEDROOM 2 13'1" x 8'2" (4.0 x 2.5)

Includes pine twin beds and bedroom furniture.

LOCATION

Rowan Lodge is located along side a wooded riverbank at Wildside Highland Lodges, Whitebridge on the south side of Loch Ness. There are a limited number of lodges on the site and it is within walking distance of the Whitebridge and Falls of Foyers. With Fort Augustus 9 miles south.

FEES FOR HOLIDAY PARK

A Ground rent of £150 per month.

Management and booking fees depending on who the property is marketed with.

ADDITIONAL INFORMATION

Calor Gas Central Heating

Rateable Value £900

Double Glazing

Not for residential use

Park is open 365 days a year

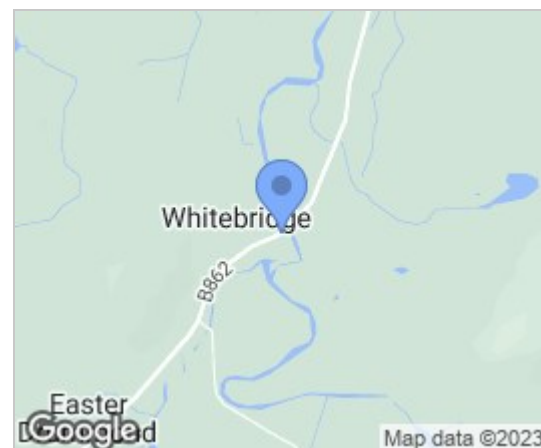
Ground Rent £150 /month

VIEWING BY APPOINTMENT ONLY

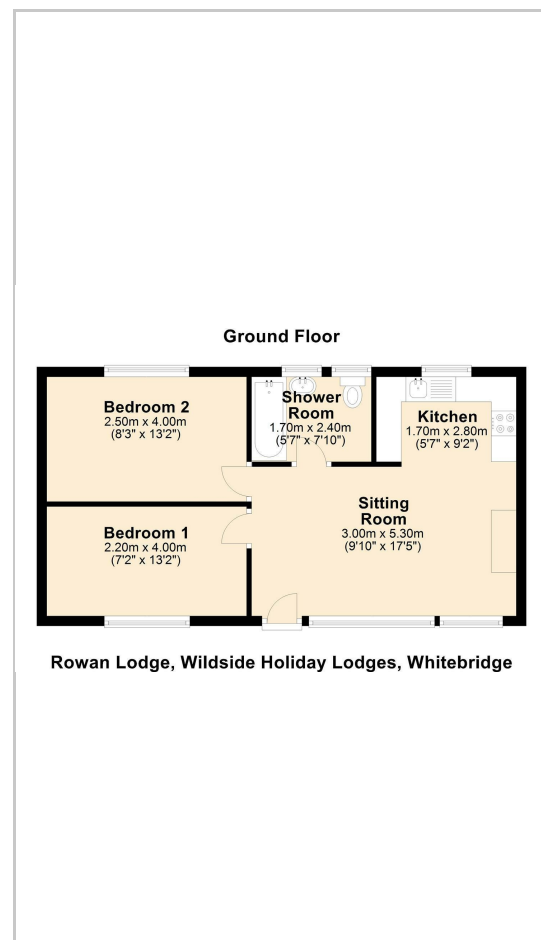
As this is a holiday park, viewing of Rowan Lodge is strictly by appointment through the Monster Moves office 01463 263 063

Not through the Holiday Park.

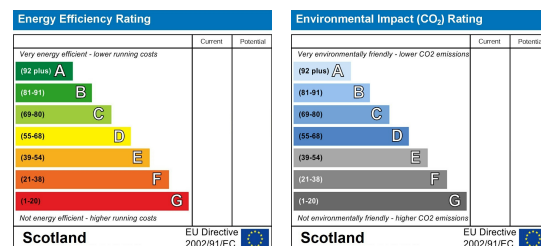
Area Map



Floor Plans



Energy Efficiency Graph



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