



ROSIE FRASER

Real Estate



12 Silverwood Resort

Errol, Perth, PH2 7RB

Offers over £210,000



Rosie Fraser Real Estate is delighted to bring to market this immaculately presented, three-bedroom, park home located in the desirable Silverwood Lodge estate at Errol.



This detached lodge combines modern luxury with rural living and offers the perfect opportunity for those looking for a holiday home, Air BnB or second residential home.

There is a spacious, open plan living area that comprises an electric fireplace with plenty of space for soft furnishings and full-length windows ensuring the space is flooded with light.

It flows into the exquisite kitchen that is home to an integrated oven, hob, fan, dishwasher, wine cooler, microwave and fridge freezer, along with a generously sized breakfast bar – perfect for enjoying a morning coffee.

The Master bedroom has a king size bed, large sliding wardrobes and soft furnishings - with a beautiful en-suite, equipped with a standalone bath, for your convenience.

There are two more generously sized double bedrooms both boasting large sliding wardrobes.

The lodge, produced in 2024, benefits from gas central heating, double glazed windows and plenty of storage throughout. This lodge was finished to the highest standard with Gillies' furnishings throughout.

Externally, the lodge is set on a generously sized plot, surrounded by immaculately laid decking and boasting a hot tub for that additional luxurious touch.

There is a private parking space included and plenty of visitor parking available.

Silverwood Lodge is a beautifully presented holiday retreat set within a peaceful riverside development in Errol. Offering stylish, modern interiors and comfortable open-plan living, this lodge is ideal for relaxing breaks with family or friends. Large windows fill the space with natural light, while the private decking area provides the perfect spot to unwind and enjoy the tranquil surroundings. Conveniently located for exploring Perthshire and the wider Scottish countryside, 12 Silverwood Lodge combines comfort, scenery, and accessibility in one inviting getaway.

Agent Notes:

1.? ?This lodge can be purchased furnished or unfurnished.

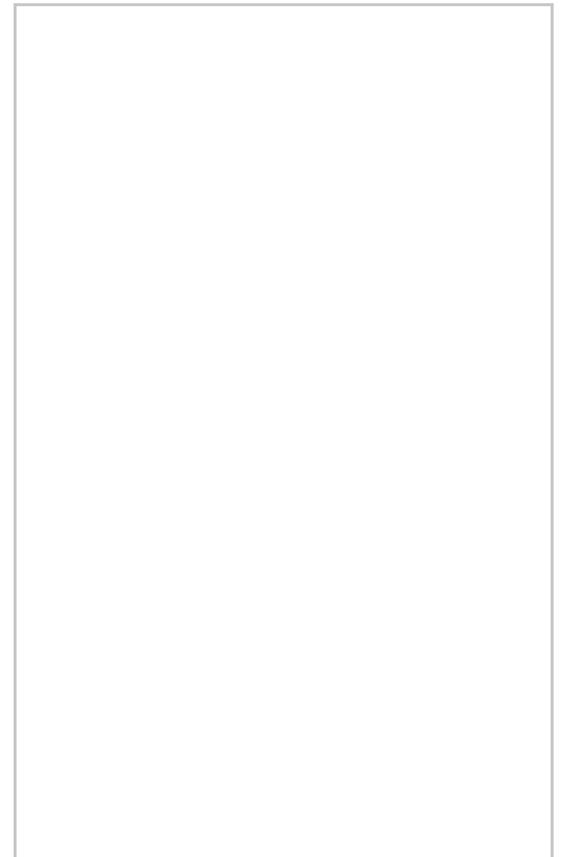
2.? ?Ground fees - £3,500 per annum (at the time of listing).

3.? ?This lodge cannot be the owner's primary residence.

Area Map



Floor Plans



Energy Efficiency Graph

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 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

191 Brook Street, Broughty Ferry, DD5 2AG

Tel: 01382 699880 Email: info@rosierealestate.com <https://www.rosieferaserrealestate.com/>