

Simple Approach



Estate Agents



Silverwood Lodges Inchcoonans, Perth
Perthshire PH2 7RB

Prices from £195,000

Silverwood Lodges Inchcoonans, Perth, Perthshire PH2 7RB

Simple Approach are delighted to welcome these stunning, luxury lodges set in Silverwood resort in Errol to the open market. Silverwood is an ideal location for you to own a luxury lodge to retreat to, these lodges offer the ultimate peace and tranquillity in the truly picturesque setting of Perthshire's countryside. This 20-acre development is in an area teeming with wildlife with their resident deer and swans which are a welcome sight around Silverwood. The site also provides a stocked trout loch to take advantage of a spot of fishing or to enjoy the views from the on-site restaurant on the water's edge. The new development borders an equestrian centre where the peaceful stream separates a woodland cross-country track where you can often watch horses trot through the trees with additional views onto the golf area.

The small secure development comprises of 19 new luxury pet-friendly, hand crafted lodges built bespoke to your specification with optional extras added such as vaulted ceilings, skylights and electric under floor heating and to the BS3632 standards. On-site, there is a visitor parking area and each lodge has parking for 1 car with a garden area with hedging between lodges for additional privacy.

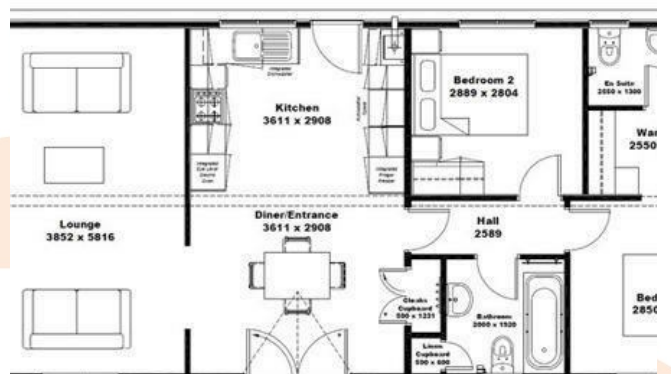
There are 6 models to choose from ranging in prices from £195,000 to £250,000

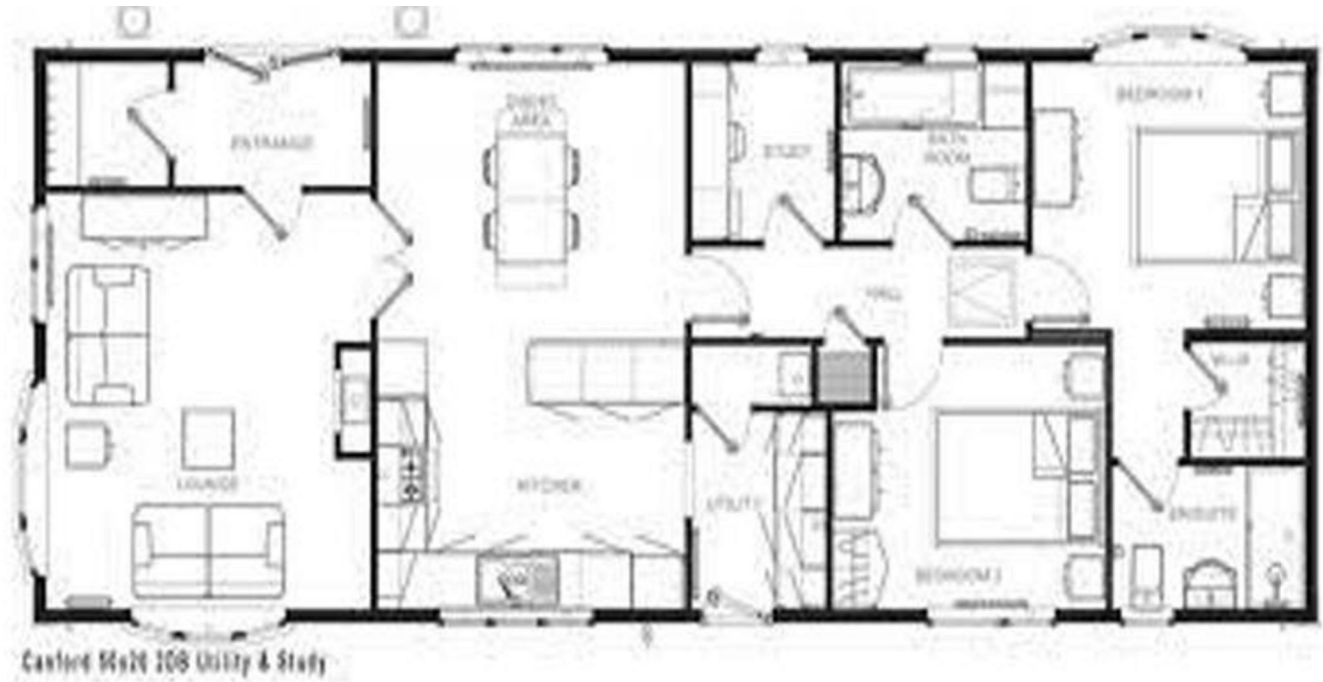
1. - 3 bed with galley kitchen
2. - 2 bed with open plan kitchen and sitting room
3. - 2 bed with galley kitchen
4. - 2 bed with enclosed kitchen and dining area
5. - 2 bed with enclosed kitchen and dining area alternative
6. - 2 bed with entrance foyer

Please call Simple Approach now to book in to view this beautiful site on 01738 827864 with the site manager, only a viewing will confirm the standard and ideal location of this site.

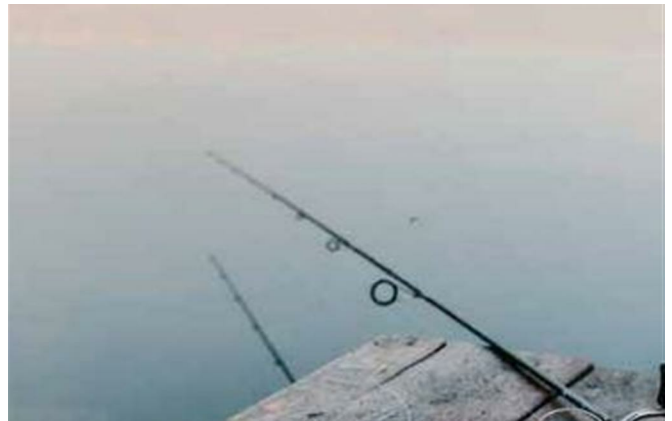
Location

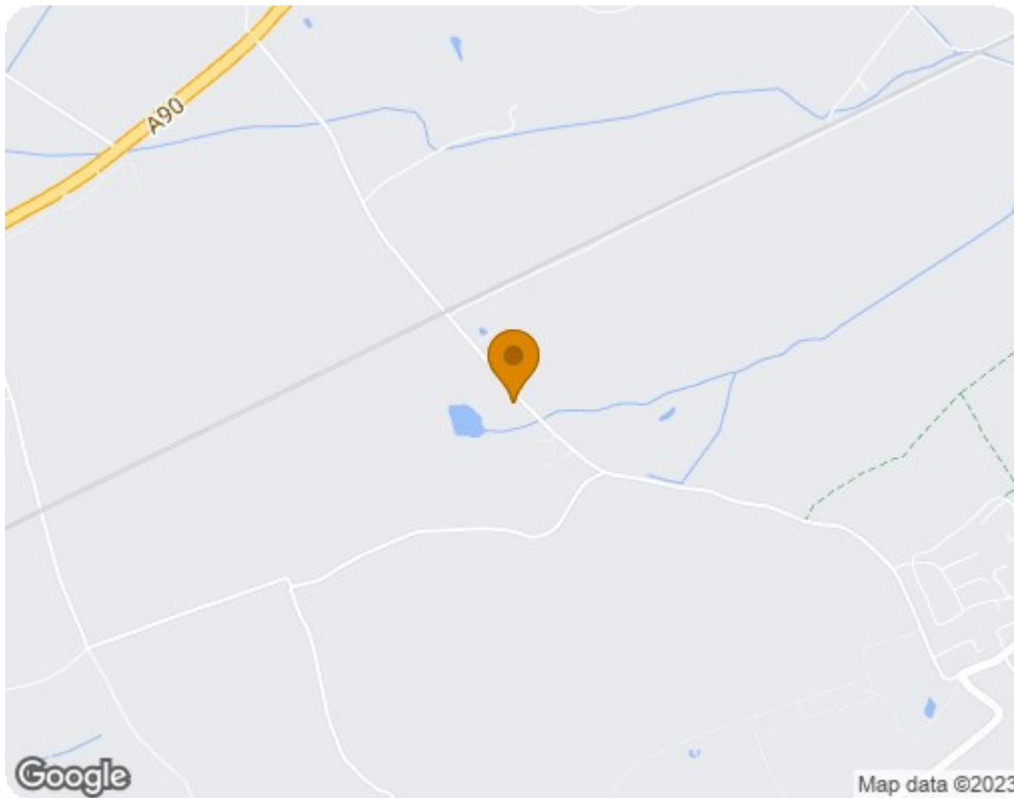
Silverwood is nestled in a lovely countryside location near to the village of Errol with fantastic transport links to both Perth and Dundee which have an abundance of local attractions and facilities. Just a short walk brings you to the village centre with its local pub, butcher, post office, village shop pharmacy and doctor surgery. There are many local country walks to enjoy and quiet roads for cycling. Not far from Silverwood is the Cairn O'Mohr winery with the Pickled Peacock restaurant, Glendoick Garden Centre, Abernyte antiques centre and restaurant, Rait antiques centre, Middlebank golf driving range, the Errol Sunday market and the Perth & Dundee polo club pitch that provides some great entertainment. The local village usually has a host of events on through the seasons.






- Pet Friendly, Hand Crafted Lodges Built Bespoke To Your Specifications
- 6 Models To Choose From Ranging In Price
- 24ft x 50ft Floor Space
- You Are Part Of The Process From Start To Finish, You Can Visit The Factory
- Beautiful, Secluded Countryside Location
- Sold Off Plan, Open For Reservations
- On Site Restaurant Set On The Waters Edge
- Covered By 10-year Manufacturer Warranty





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC 