

An aerial photograph of a river valley. A river flows from the top center towards the bottom right. On the left bank, there is a cluster of small, dark-roofed lodges. A stone bridge crosses the river in the middle ground. The surrounding landscape is green with fields and trees, some of which are bare, suggesting autumn. In the background, there are hills covered in forest. The sky is clear and blue. The text 'River Edge' is written in a large, white, cursive font across the top left, with 'LODGES' in a smaller, white, sans-serif font below it. A black banner with white text is positioned below the main title.

River Edge

LODGES

BACK STREET, BRIDGE OF EARN, PERTH, PH2 9AB


McEwan Fraser Legal
Solicitors & Estate Agents

River Edge

LODGES

McEwan Fraser Legal is delighted to present to the market River Edge Lodges a family run holiday park located within the charming Perthshire village of Bridge of Earn just three miles from the city of Perth.

The 2.6-acre site is situated in a conveniently secluded position within the village with spectacular views across the River Earn to Moncreiffe Hill. The park has 14 Lodges in total, a substantial detached family home, a workshop and a reception/office building.







RECEPTION



River Edge

LODGES

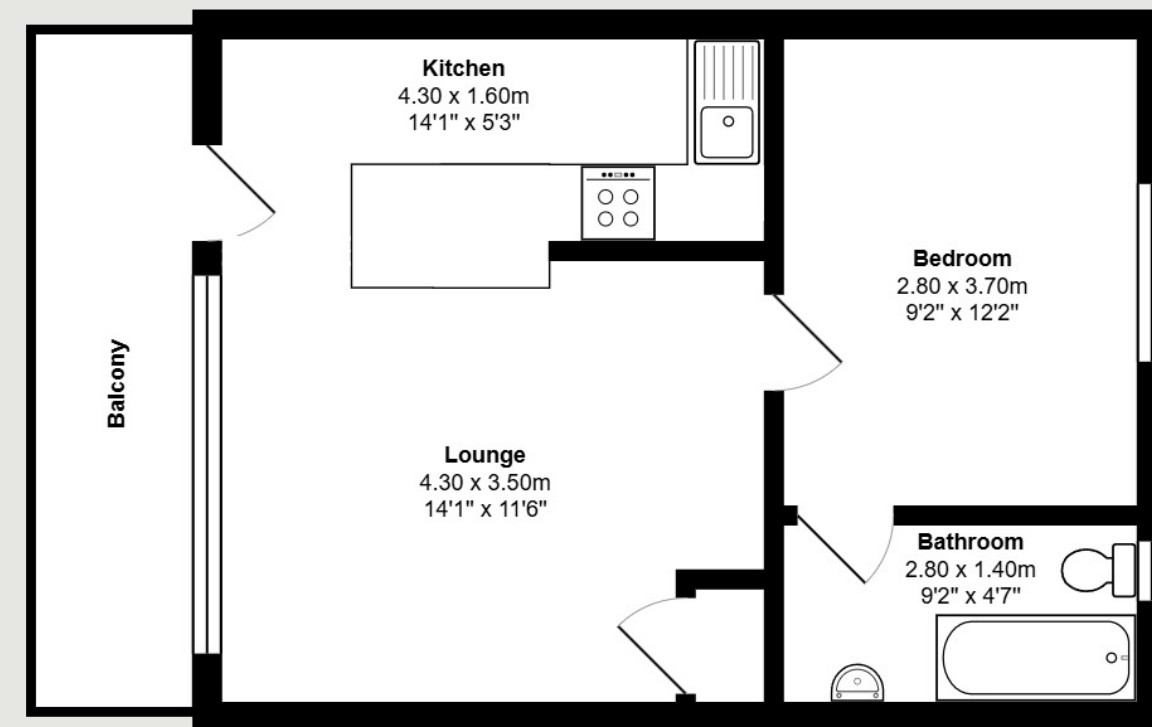
1 Bedroom Lodge

The lodges comprise 2 x 1-bedroom lodges, 10 x 2-bedroom lodges and 2 x 3-bedroom lodges and are perfectly equipped with everything required to provide a comfortable and relaxing guest experience.





FLOOR PLAN



River Edge

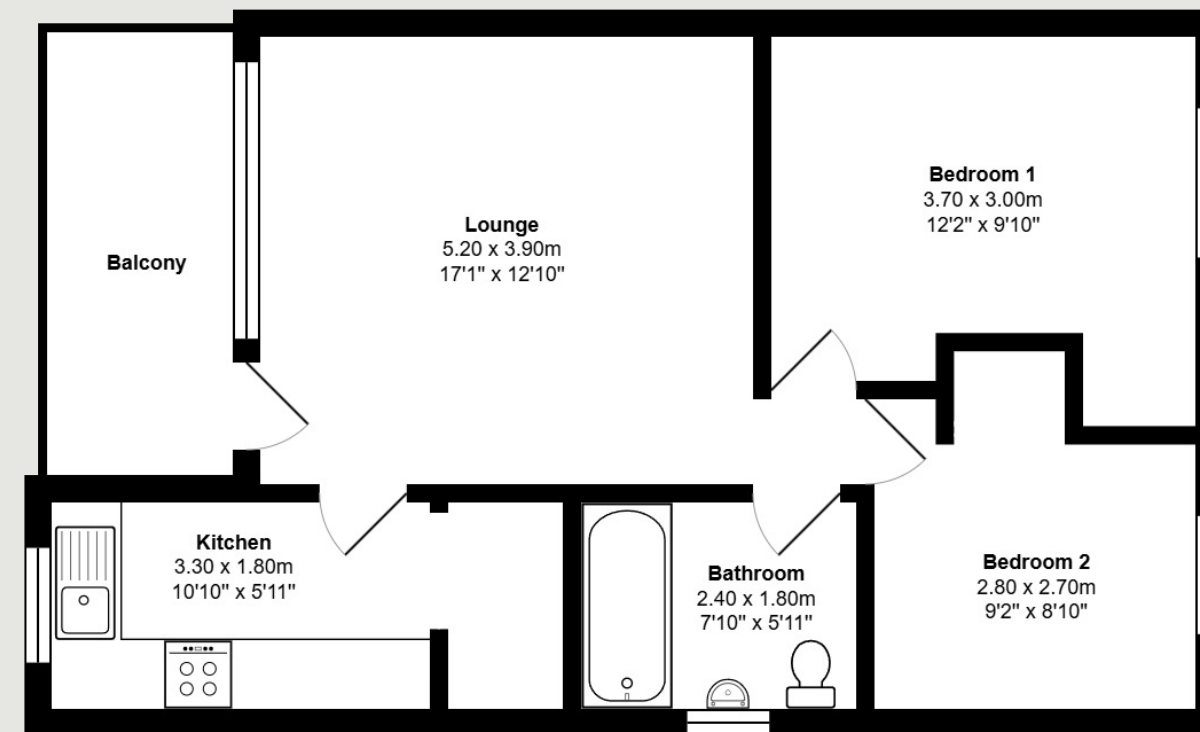
LODGES

2 Bedroom Lodge





FLOOR PLAN



River Edge

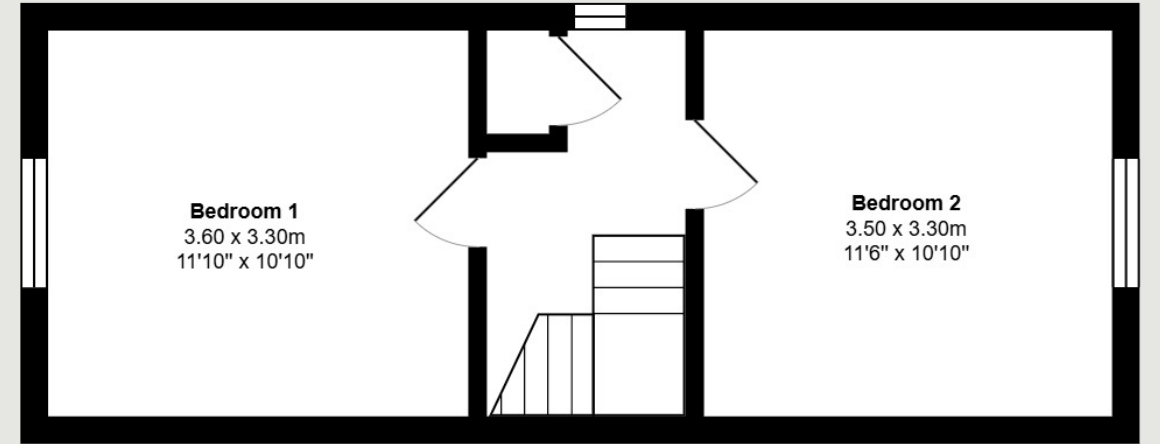
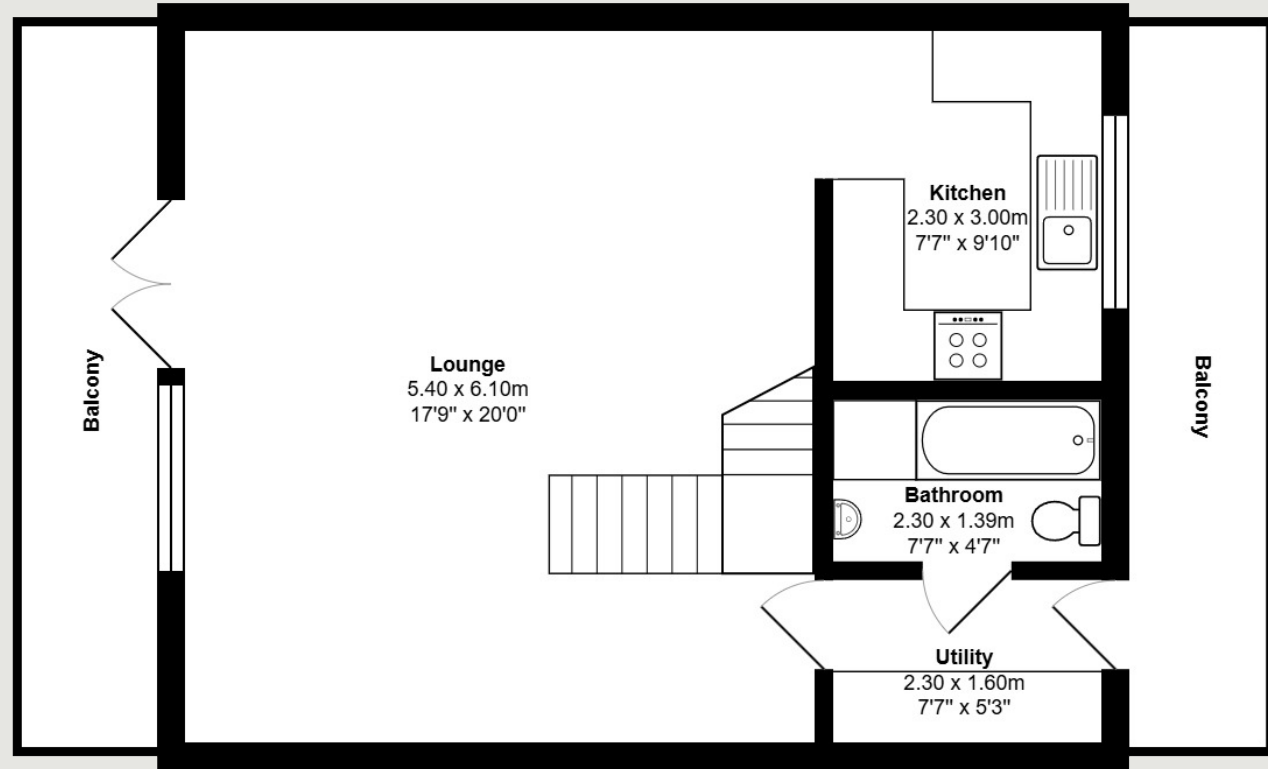
LODGES

2 Bedroom Lodge





FLOOR PLAN





River Edge

LODGES

Owner's Accommodation

The detached owner's accommodation spans over two levels and has six bedrooms, two of which are en-suite. The open plan kitchen dining room is a great space for entertaining family and friends, and the cosy lounge has a central focal fireplace and a garden room to enjoy the stunning views of the surrounding countryside. There is also a separate TV room and family bathroom.





L O U N G E



F A M I L Y R O O M

KITCHEN / DINER



B E D R O O M 6

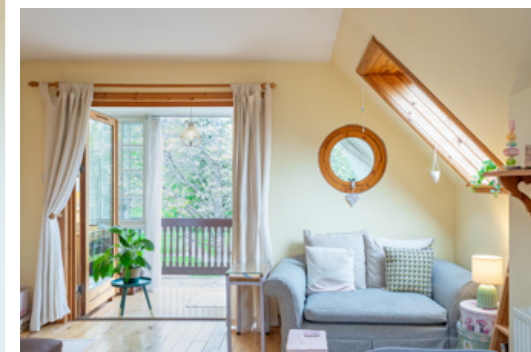


H A L L & L A N D I N G



B A T H R O O M





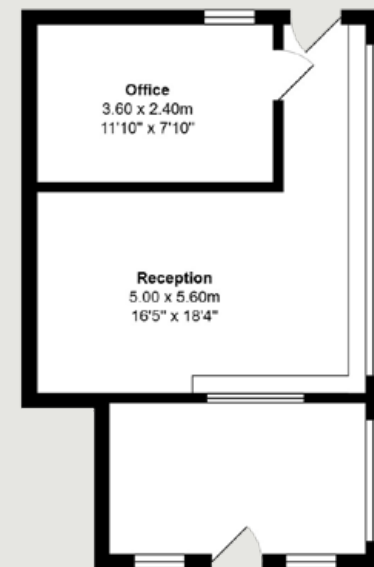


B E D R O O M S

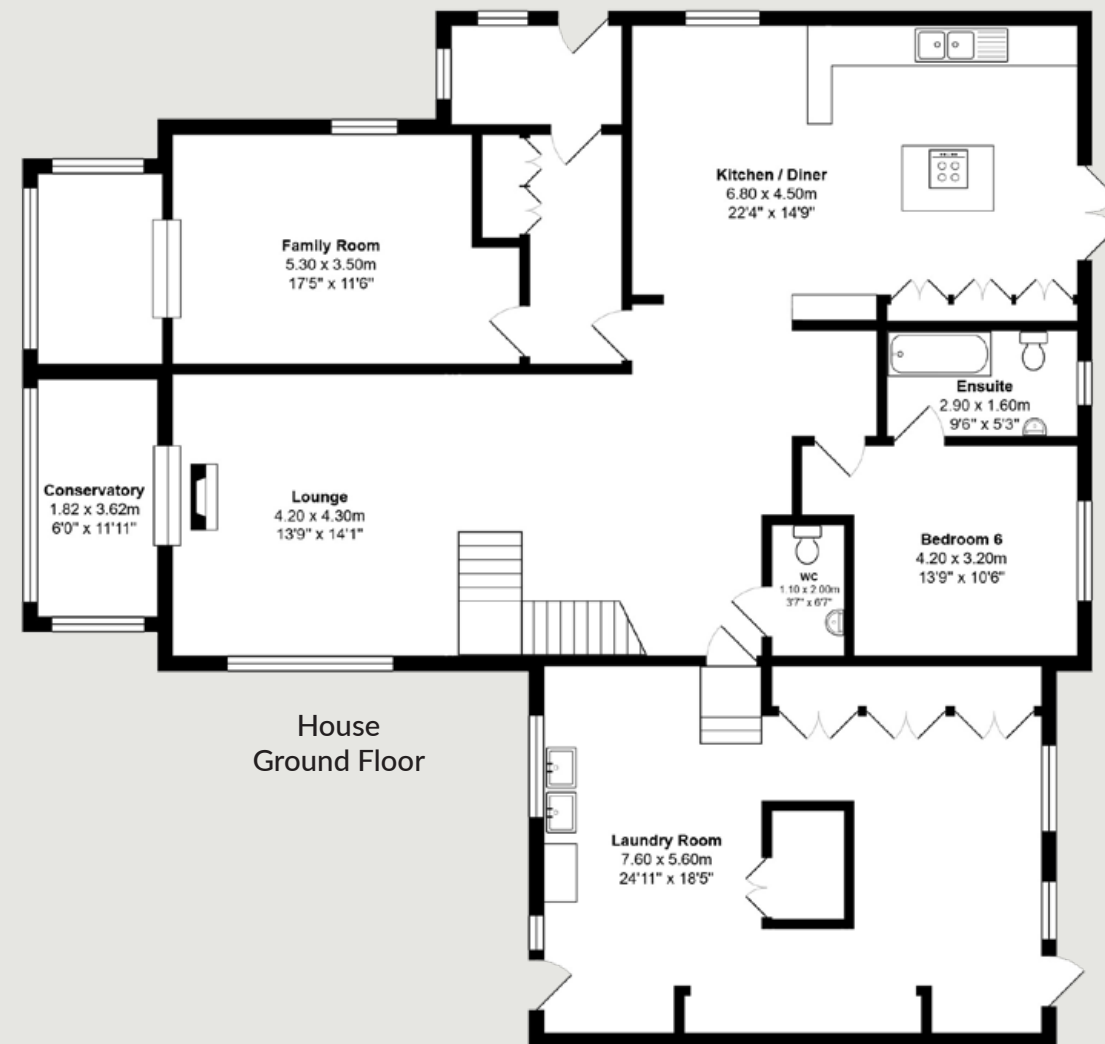




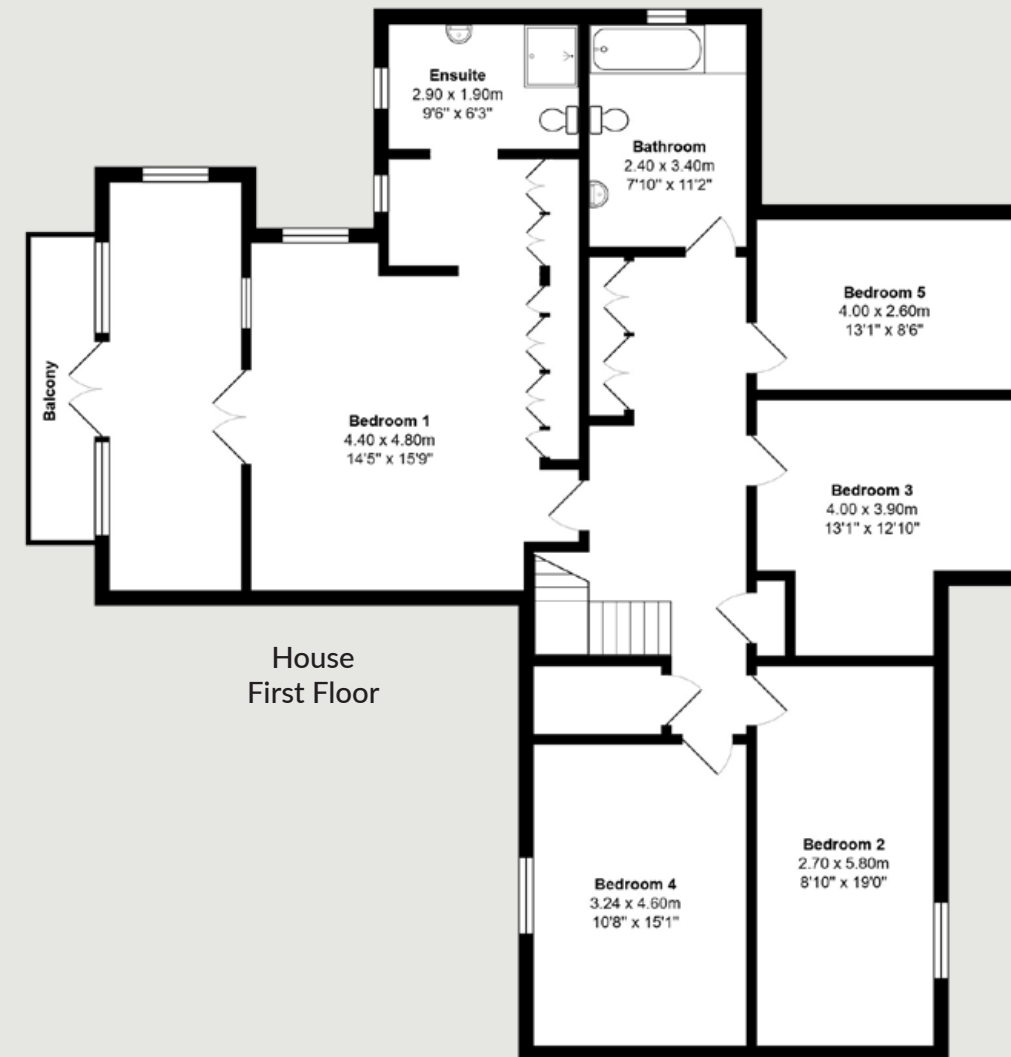
FLOOR PLAN



Reception



House
Ground Floor



House
First Floor

River Edge Lodges attracts a good level of repeat custom and also advertises on self-catering accommodation portals such as booking.com and Hoseasons. Currently rated 4.8 on Google Reviews and 4.9 on UpFront Reviews, it is easy to see why it's so popular with guests returning year after year. Currently, the business operates on a seasonal basis from April to October and is operated by the current owners with the help of one part-time member of staff.

Overall, River Edge Lodges offers a fantastic opportunity for a family or couple looking for a lifestyle change. Offering an established business and family home in a tranquil location within a popular Perthshire village, or indeed an operator looking to add an additional park to their portfolio.

Tenure: Freehold

Services: Mains gas, electricity, water

Accounts: Will be available to view after a formal viewing appointment

River Edge

LODGES

Bridge of Earn is an extremely sought-after small village in Perthshire with a wide range of amenities. There is a selection of independent shops and a well-regarded Primary School all within a short, comfortable walking distance of the property. The area is serviced by a regular commuter bus service to Perth, and there is straightforward access onto the M90 motorway system to the nearby cities of Perth, Dundee and Edinburgh.



RIVER EDGE LODGES - BACK STREET, BRIDGE OF EARN, PERTH, PH2 9AB



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