Simple Approach
Estate Agents







Corriefodly Caravan Site Plot A21, Bridge Of Cally
PH10 7JG

Offers over £33,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

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Please see useful information below

Annual fees = £3300
Utility fees every 6 months (Gas/ Electric)
The caravan is classed as a holiday home for personal use (not to be used as a permanent resident)
Lodge Open 365 days of the year.
Site granted until 2043.
There will be inside =
Lounge = 1 sofa bed, 2 arm chairs, coffee table, TV table (stand), 2 foot stools, 2 side tables.
Kitchen = 4 Dining chairs, 1 dining table. Microwave, cooker, fridge and freezer all built in.
1st & 2nd bedrooms = 2 single beds with mattresses (bedding optional)
Principal bedroom = 1 fitted Ottoman double bed with mattress, Vanity stool. En-suite WC, freestanding vanity units.
All window dressings included.
There will be outside =
The decking with lights, 4 chairs and glass table, 2 seater 'conversational' swing chair, 1 large lockable outdoor storage unit, personal satellite dish, personal Wi-Fi connection.
2018 Model - (8 years)
The caravans' site is granted until 2043.
Surrounding area - The river Ardel and site wooded area for walks and wooded walk to the bridge of Cally hotel and bar/restaurant. Excellent location for exploring the surrounding areas and highlands.
Caravan spec -
Make - Willerby
Model - Avonmore
Serial Nbr - WB9979/003
Size - 38 x 12/3

Living Room/ Kitchen
18'0" x 11'10" (5.51 x 3.61)

Bedroom One
10'1" x 7'4" (3.08 x 2.24)

Bedroom Two
5'8" x 7'10" (1.75 x 2.40)

Bedroom Three
6'7" x 5'6" (2.02 x 1.68)

Shower Room
2'7" x 6'11" (0.80 x 2.13)

Bedroom One En-Suite
4'1" x 2'7" (1.27 x 0.79)









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- Holiday Home Available To Use 365 Days Of The Year
- Patio Area And Private Driveway
- Lease Granted Until 2043
- Bright & Spacious Throughout
- Sought After Bridge Of Cally Site
- Annual Site Fees £3300
- Three Bedrooms
- Ample Fitted Storage
- Excellent Location For Exploring Surrounding Areas & Highlands



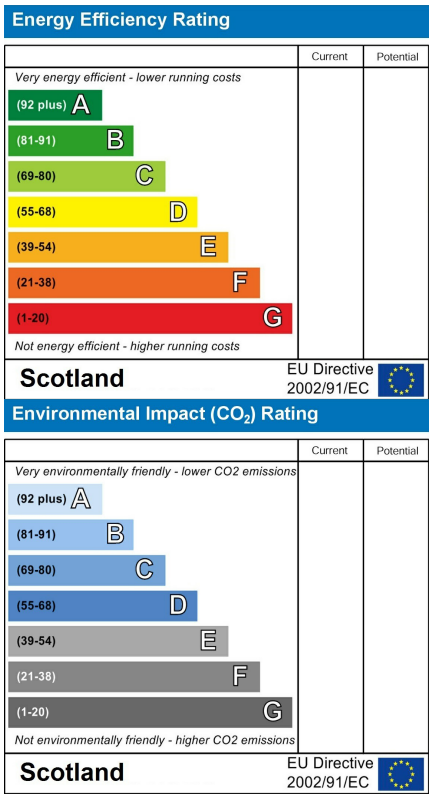






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