

An aerial photograph of a lodge complex situated on the banks of a river. The lodge consists of several small, dark-roofed buildings arranged in a semi-circle. A stone bridge crosses the river in the background. The surrounding landscape is lush with green fields and trees, with rolling hills in the distance. The sky is clear and blue. The text 'River Edge' is written in a large, white, cursive font across the top left, and 'LODGES' is written in a smaller, white, sans-serif font below it. The address 'BACK STREET, BRIDGE OF EARN, PERTH, PH2 9AB' is written in a white, sans-serif font on a black background below the lodge complex.

# 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

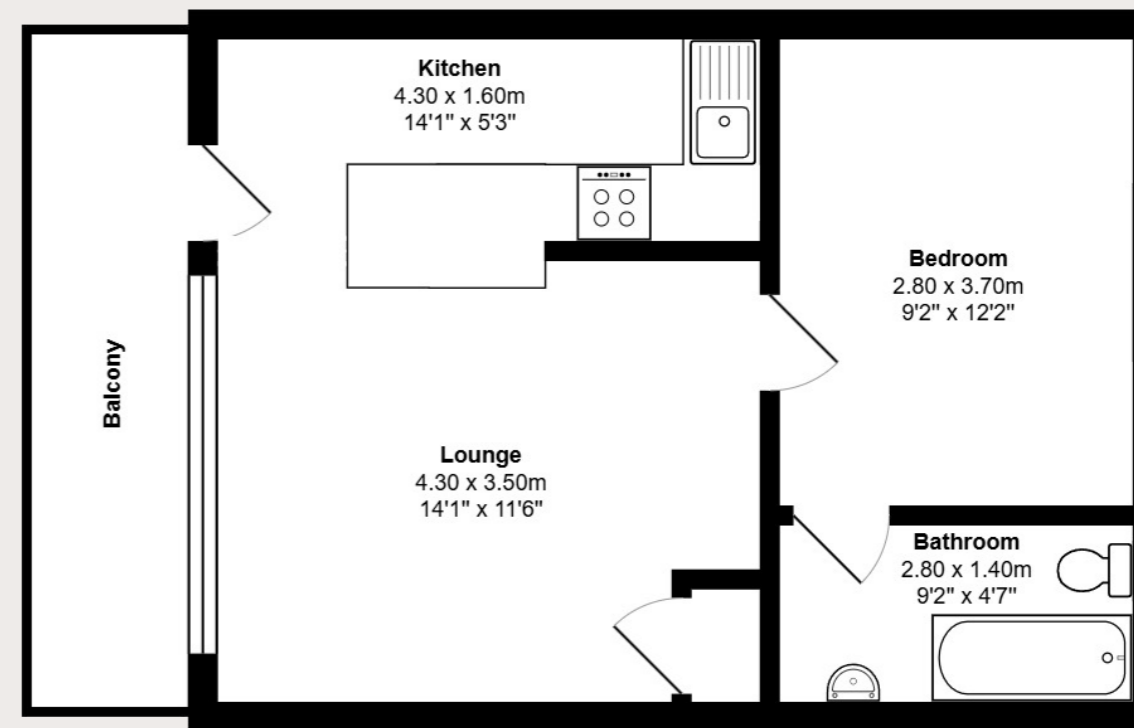
## 1 Bedroom Lodge

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.





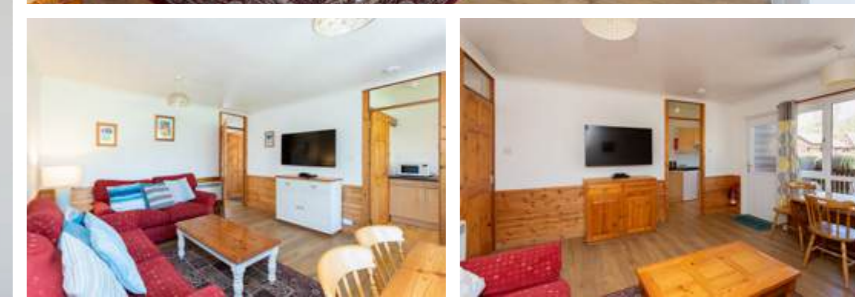
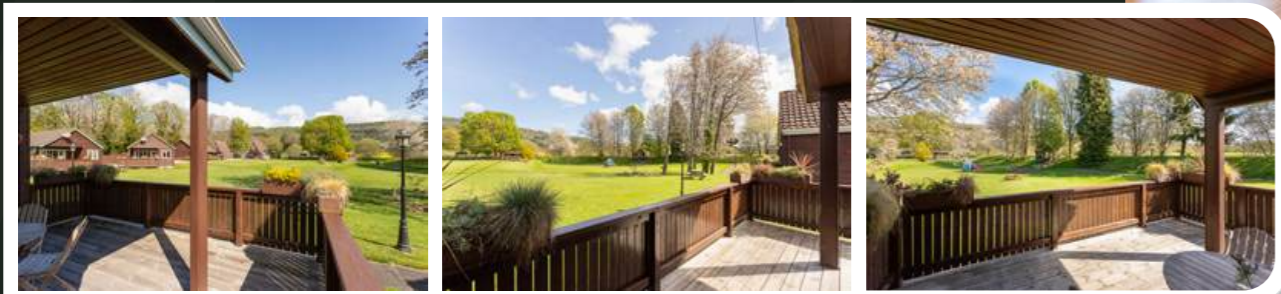
FLOOR PLAN



# River Edge

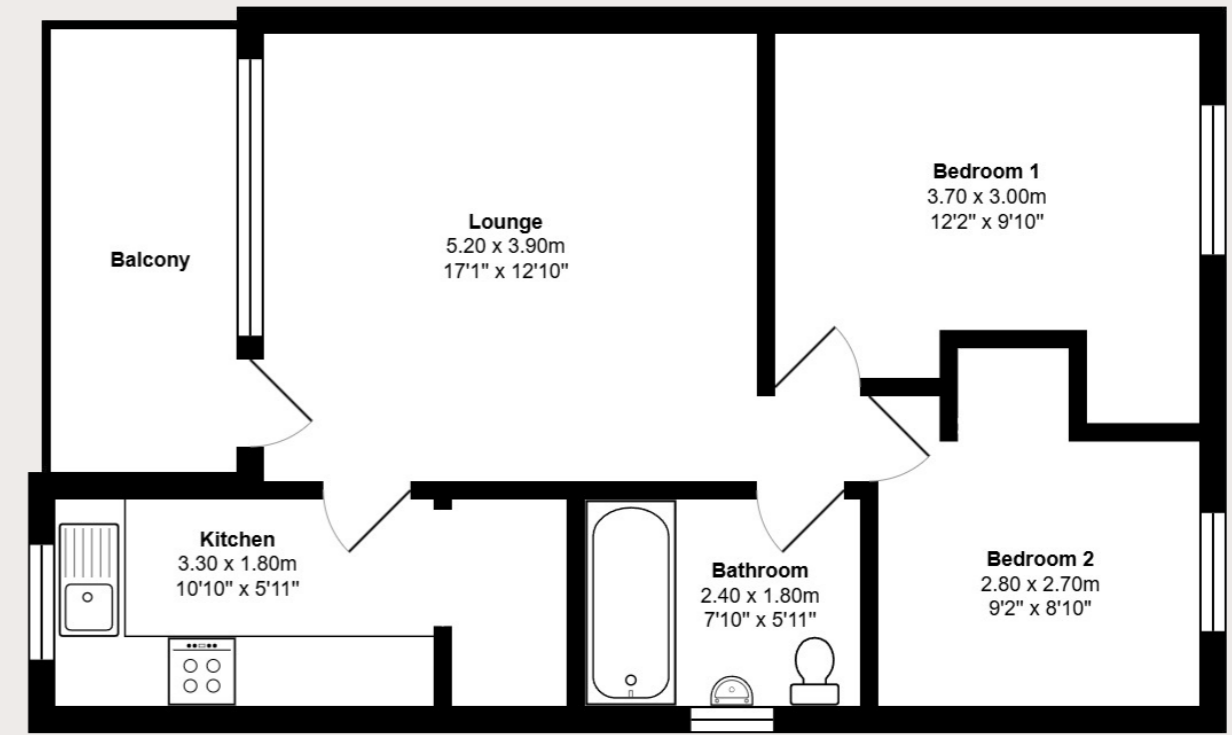
LODGES

## 2 Bedroom Lodge





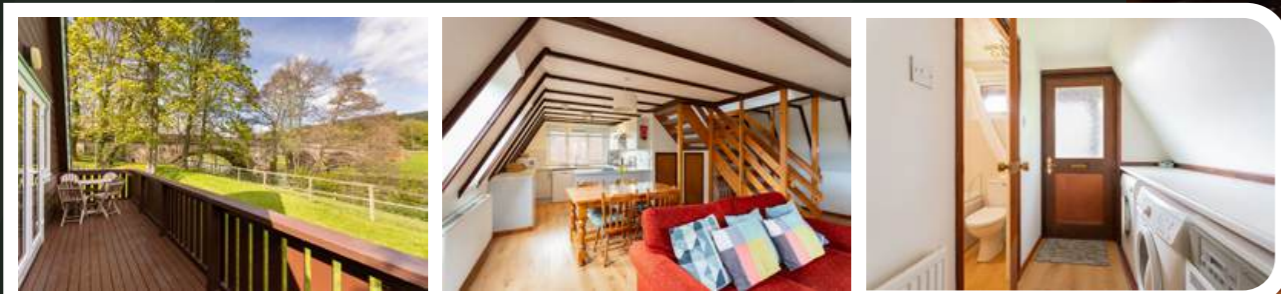
FLOOR PLAN



# River Edge

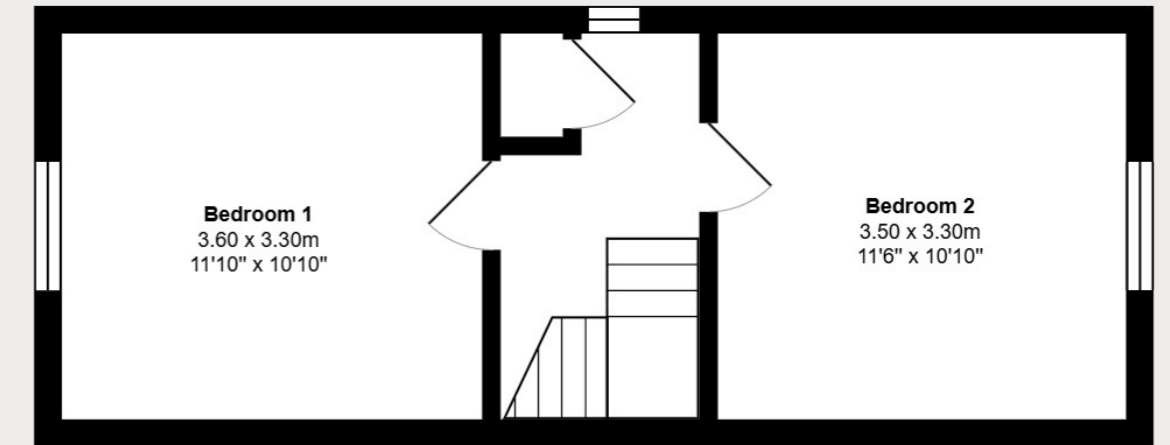
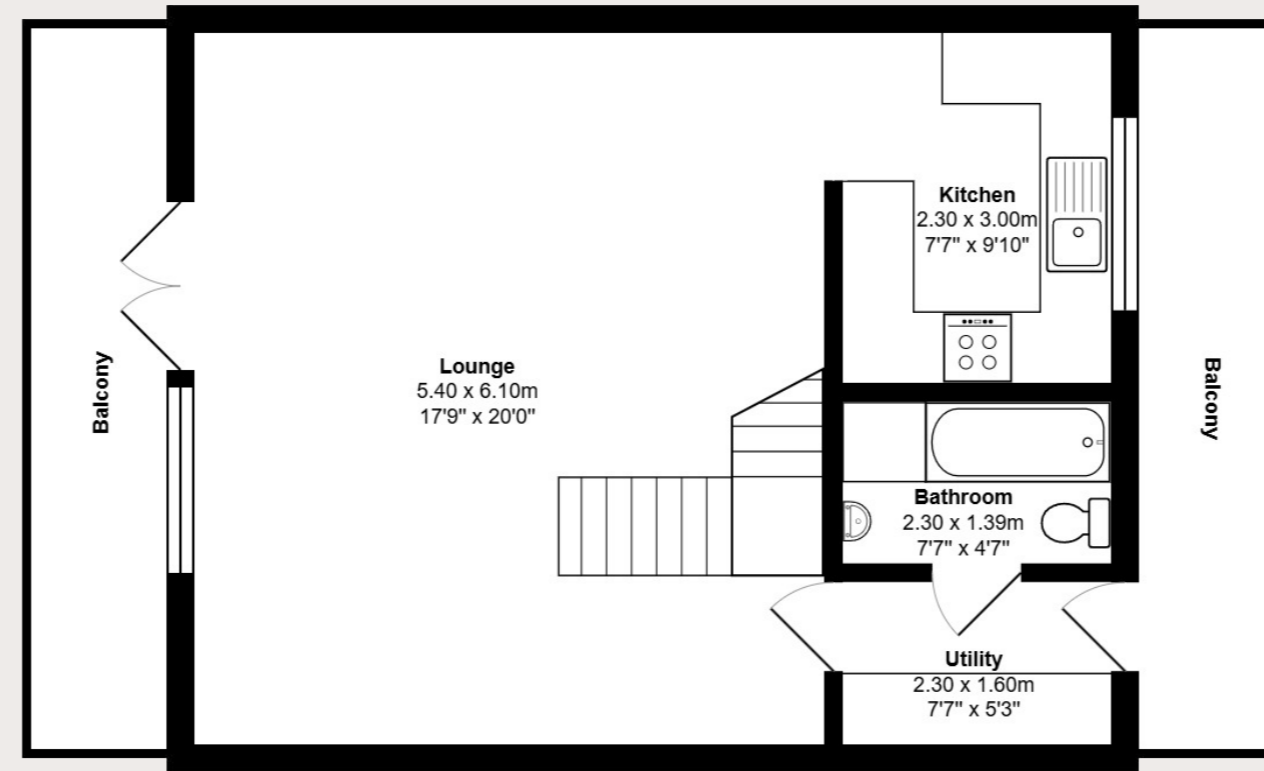
LODGES

## 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





## BEDROOM 1



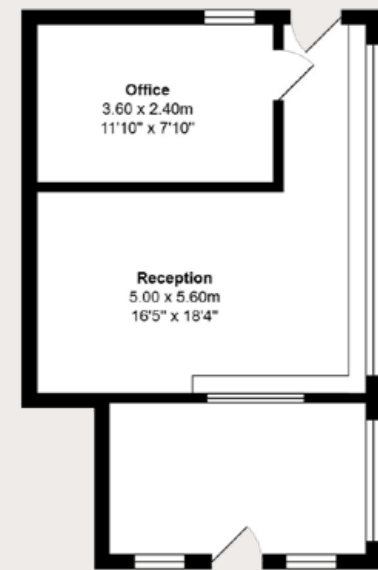


B E D R O O M S

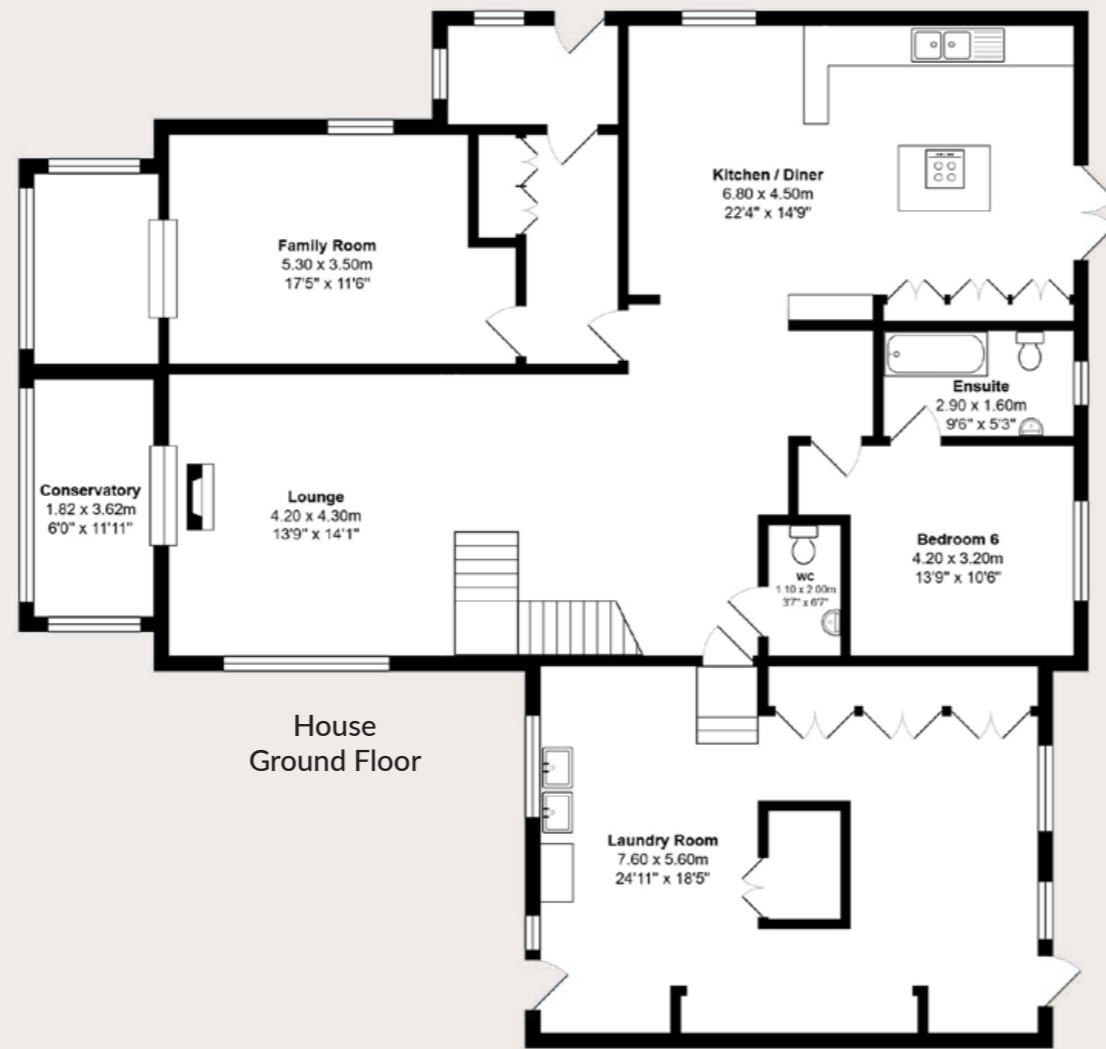




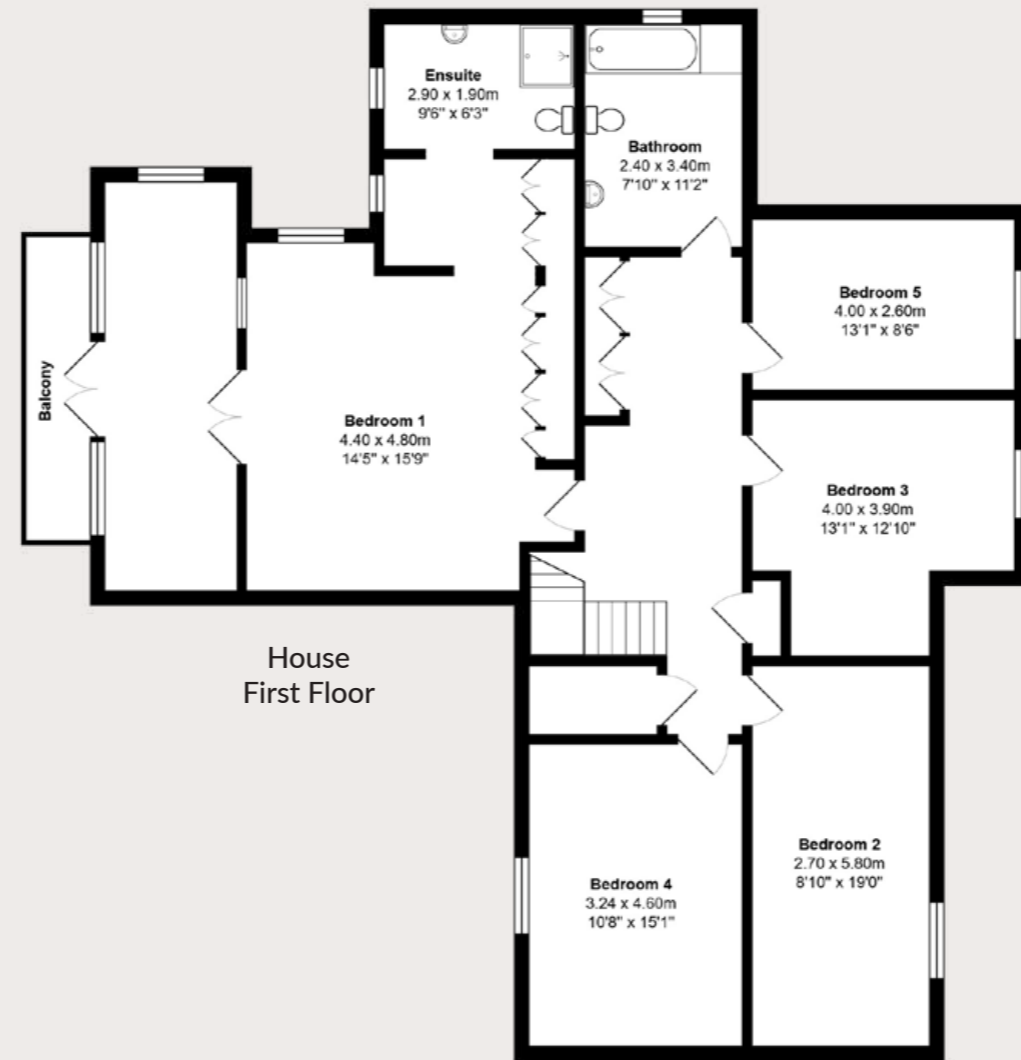
## FLOOR PLAN



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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