



The Paddock At Silverwood, Errol, Perthshire PH2 7RB



A new development of 2 and 3 bed lodges offering many bespoke designs with prices starting from £230,000 depending on your choice.

Silverwood



The Paddock At Silverwood, Errol, Perthshire

Where you can escape to the picturesque and scenic setting of Perthshire's countryside whenever you choose, or alternatively, you have the option to hire out as an impressive holiday rental business under the site's letting scheme and generating a healthy rental income. Your holiday home can be enjoyed 12 months a year but must not be your permanent residence. An information pack with further details is available from our offices.

Silverwood five star resort is the ideal location to own a holiday home. Set on a beautiful 20 acre site, with local wildlife and a stocked trout lochan, there is a staffed reception area on site with evening security and 24 hour CCTV. The new development borders an equestrian centre so would appeal to horse owners and riders, with views across to the golf course.

The lodges are a Country Home not just a lodge and are hand built, bespoke to your specification with a choice of two and three bedroom layouts based on a spacious 20ft x 45ft floor space, incorporating a luxury finish. 2 beds starting at £240,000, 3 bed from £250,000. Hot tub can be supplied on a rental basis. The attached photographs are examples of the current models which are 5 years old and the new lodges will have a modern update. There will be a visitors parking area with each lodge having parking for one vehicle with garden area and hedging between the lodges providing a degree of privacy. A planned woodland planting scheme will enhance the setting meaning your lodge will be nestled within a woodland surround.

Lodges at Silverwood have shown to be an efficient tax investment with previous purchasers gaining up to £67,000 capital relief from their purchase. There has never been a better time to invest in our property.



Customer Testimonial....

" our retirement plan is to stay in the lodge over winter, and in the summer we will tour Europe in our camper van while Silverwood rent out our lodge, providing us with an additional income."





3 Bedroom Layout



2 Bedroom Layout









The Paddock At Silverwood, Errol, Perthshire

Negotiator
Mark Adams

Vendors:
Clients of G&S Properties

Price:
Offers should be submitted in Scottish legal form to the
Sole Selling Agents:

G&S Properties, Exchange House,
50 Drymen Road, Bearsden, G61 2RH.
Tel: 0141 942 9090

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty, responsibility is given. All sizes are approximate only. Plans are schematic only. G & S Properties give notice that:

- 1) These particulars do not form any part of an offer or contract.
- 2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy themselves by inspection or otherwise as to their correctness.

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