

South Lodge

Backwater Dam, Glenisla, PH11 8PR

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Introduction

South Lodge is a detached bungalow set within elevated grounds extending to approximately 0.7 acres. The setting offers a peaceful and private rural lifestyle, surrounded by beautiful scenic countryside.

It enjoys a peaceful and secluded setting at the southern end of Backwater Reservoir in Glen Isla. The reservoir is encircled by a popular walking route, with surrounding open countryside and native woodland, and the nearby hills of Creigh Hill and Hare Cairn forming a striking backdrop.



A solid front door opens into a small vestibule, leading through a glazed door into the reception hallway, which has a useful coat cupboard.

To the right lies the living room with a full bank of windows designed to maximise the far reaching views across the surrounding countryside. A wood burning stove set on a marble-tiled hearth provides an excellent focal point.

The kitchen is accessed from the living room and is fitted with a breakfast bar and a good range of base and wall units, along with a useful pull out pantry cupboard. The units are finished in a contemporary high gloss red with contrasting worktops and stainless steel splashbacks. Integrated appliances include an electric oven, halogen hob with extractor hood above, and a dishwasher.

Beyond the kitchen is a rear hallway with two generous storage cupboards, leading to a rear porch with two external doors. From the hallway, a further door opens into a raised sitting room, which would lend itself equally well as an additional bedroom or home office, and benefits from a south facing Velux window.

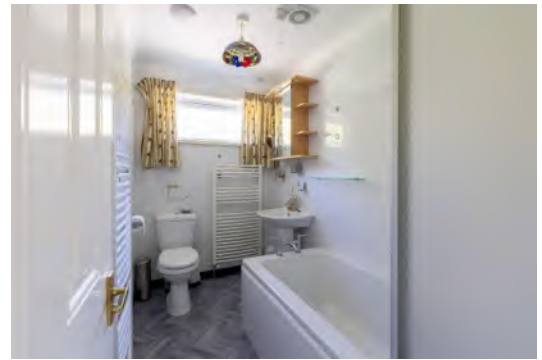


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The surrounding garden grounds extend to approximately 0.7 of an acre and enjoy exceptional south facing picturesque views across the open countryside. Although now somewhat overgrown, the gardens clearly reflect a thoughtfully designed layout, with a variety of mature and colourful planting, areas of lawn, a substantial vegetable plot, and a raised patio seating area.

To the front is a driveway providing parking for two vehicles, leading to an integral single garage which has power, light and a water supply. The garden continues to the side, where enclosed areas feature gated access, three timber sheds, two substantial log stores, and galvanised coal bunkers.







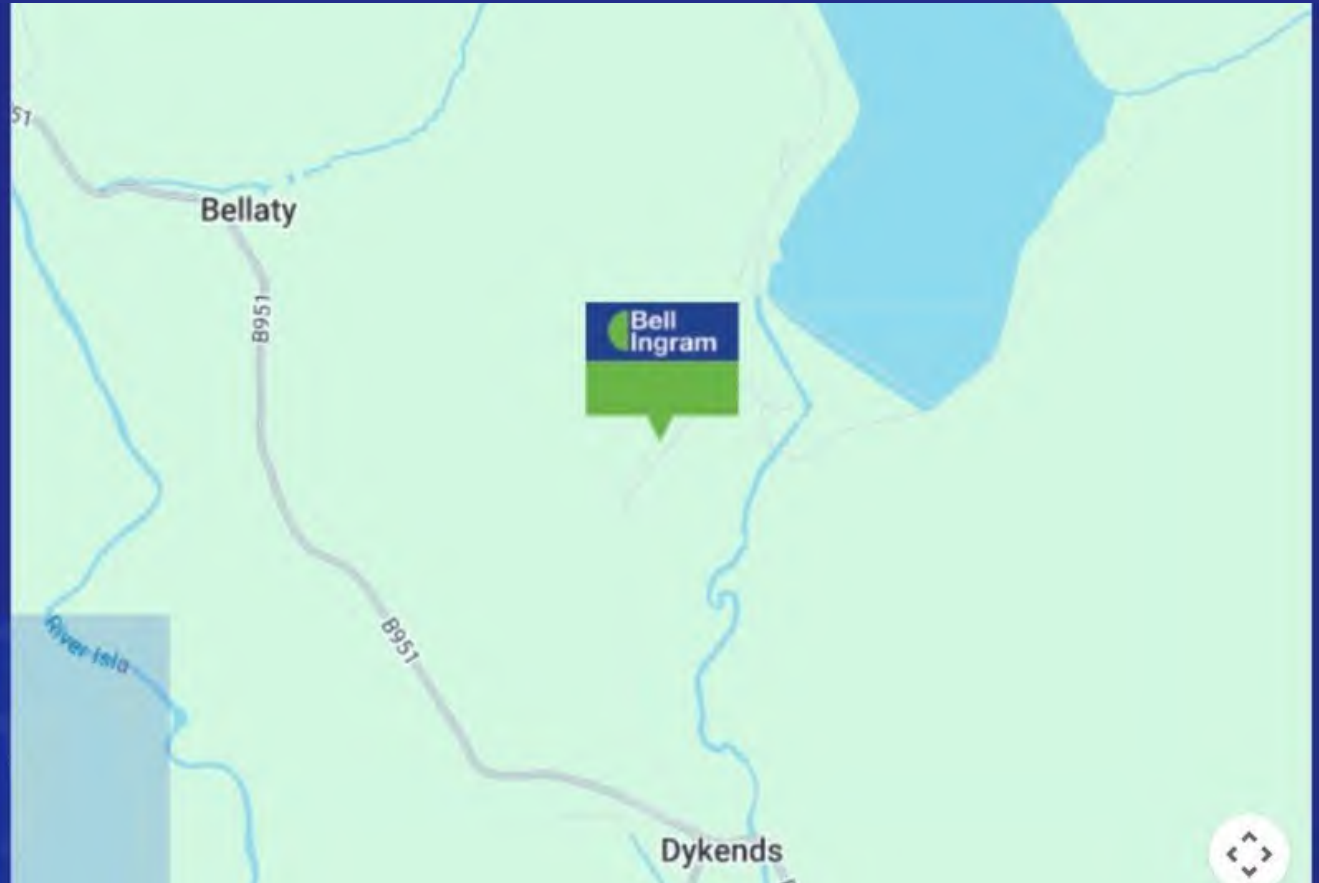
Location

South Lodge enjoys a peaceful and secluded setting at the southern end of Backwater Reservoir in Glen Isla. To the north lie the Angus Glens and Cairngorms National Park, while to the south the fertile farmland of Strathmore stretches into the distance. The River Isla flows through Glen Isla, passing over the renowned Reekie Linn waterfall before joining the River Tay south of Blairgowrie.

Glen Isla is widely regarded as one of the most picturesque of the Angus Glens, offering outstanding scenery and a wealth of outdoor pursuits, including skiing at Glenshee, hillwalking, mountain biking, trout fishing, birdwatching at Lintrathen and Kinnordy, and salmon fishing on the Rivers Isla and Ericht. Golf is available in Alyth and at the championship courses in Blairgowrie.

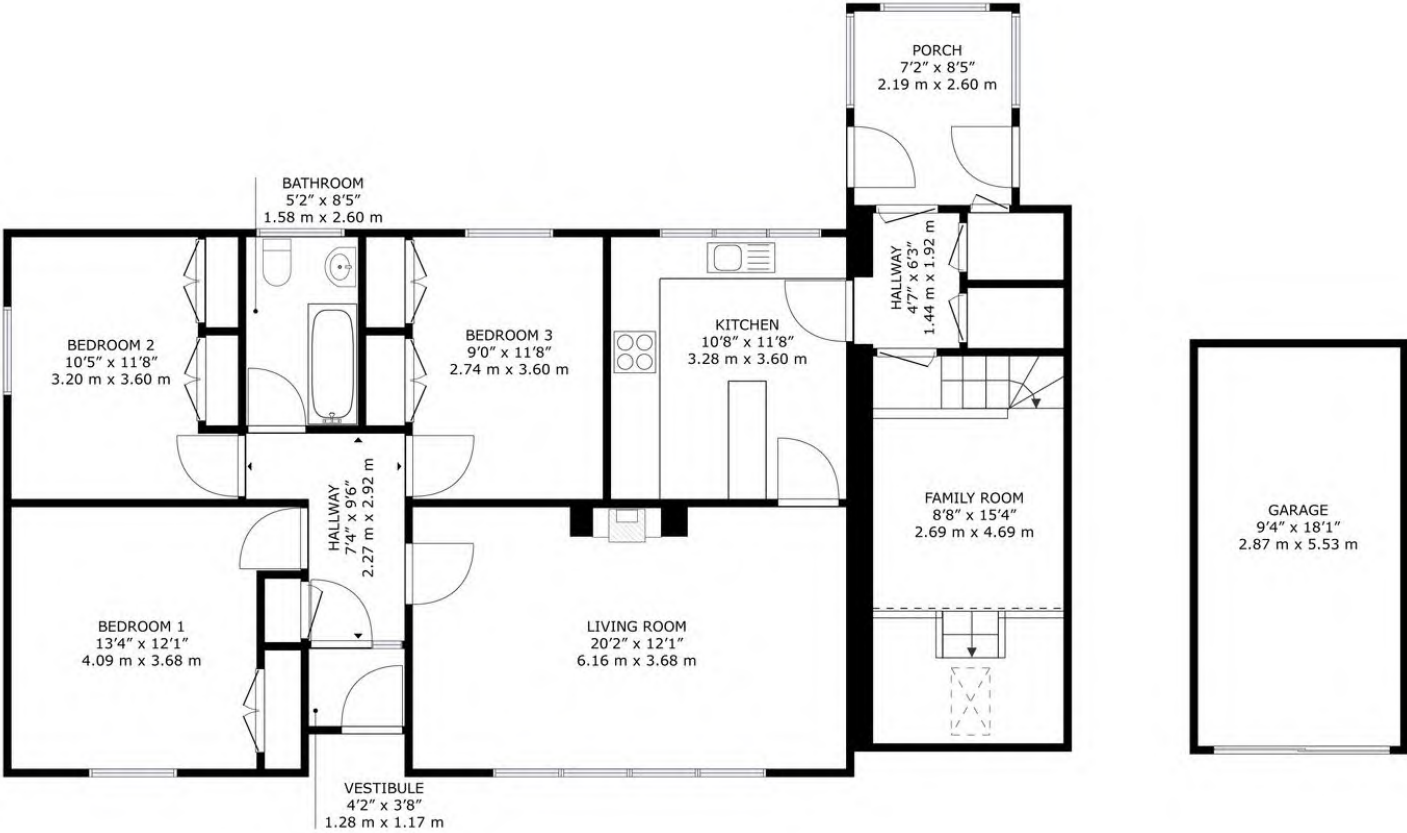
The nearest village, Kirkton of Glenisla, has a church and hotel, while Alyth offers everyday amenities including a butcher, Co op, post office, chemist, ironmonger and health centre. Blairgowrie and Kirriemuir provide a wider range of services, with Perth and Dundee offering extensive retail and cultural facilities.

Local schooling includes Isla Primary School, with secondary education in Kirriemuir and Blairgowrie. Well-regarded independent schools are accessible by bus from Alyth and Blairgowrie. Edinburgh and Aberdeen airports are within reach, while Dundee Airport offers daily flights to London.



Plans

110 sqm (1190 sqft)



South Lodge, Backwater Dam, Glen Isla PH11 8PH

GROSS INTERNAL AREA
TOTAL: 1190 sq.ft, 110.6 m², EXCLUDED GARAGE: 171 sq.ft, 15.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

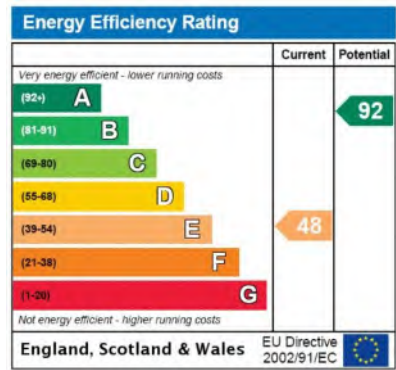
Local Authority
Angus Council

Council Tax
Band = D

Tenure
Freehold

EPC
EPC Rating = E

South Lodge



Services & Additional Information

DIRECTIONS:
From Perth, take the A93 to Blairgowrie, then the A926 to Alyth. At the Five Roads Roundabout, take the second exit onto the B954 towards Glenisla. Turn right at the T junction. Continue to follow the B954 for about 6.87 miles. Just before reaching the Backwater Reservoir car park, you will see wrought iron gates with a Scottish Water sign. Whilst this is the entrance to South Lodge, the gates are currently locked. Bearing to the left of the stone pillars, drive a little further on and South Lodge can be accessed by a pedestrian pathway.

For viewers using the 'what3words' app, the location of South Lodge is [///galloping.rollers.cheeks](#)

SERVICES:
Mains electricity, and water, oil fired central heating and 20 roof mounted solar panels, and drainage to a septic tank.

Backwater Dam, Glenisla, PH11 8PR

Offers Over £230,000



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Published: July 2026

Property Ref: PER260052

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