



PETER MURPHY & Co  
ESTATE AGENTS



## ABI Derwent 2012 , Taynult, PA35 1HT Prices From £39,995

ABI Derwent 2012

Opportunity to purchase a 36x12 2 bedroom static caravan located within Loch Awe Holiday Park.

This property consists of living room, kitchen, twin and double bedrooms and shower room.

For further information or to arrange a viewing, please contact Peter Murphy and Co Estate Agents

## Living Room

Bright and spacious living room with dining area and front and side facing windows.



## Kitchen

Fitted kitchen with all utilities and ample storage space, side facing window.



## Shower Room

Shower room with W.C, side facing window.



## Twin Room

Twin room with cupboard, additional storage spaces and side facing window.



## Double Bedroom

Double bedroom with cupboard, additional storage space and side facing window.



## Exterior



## Location

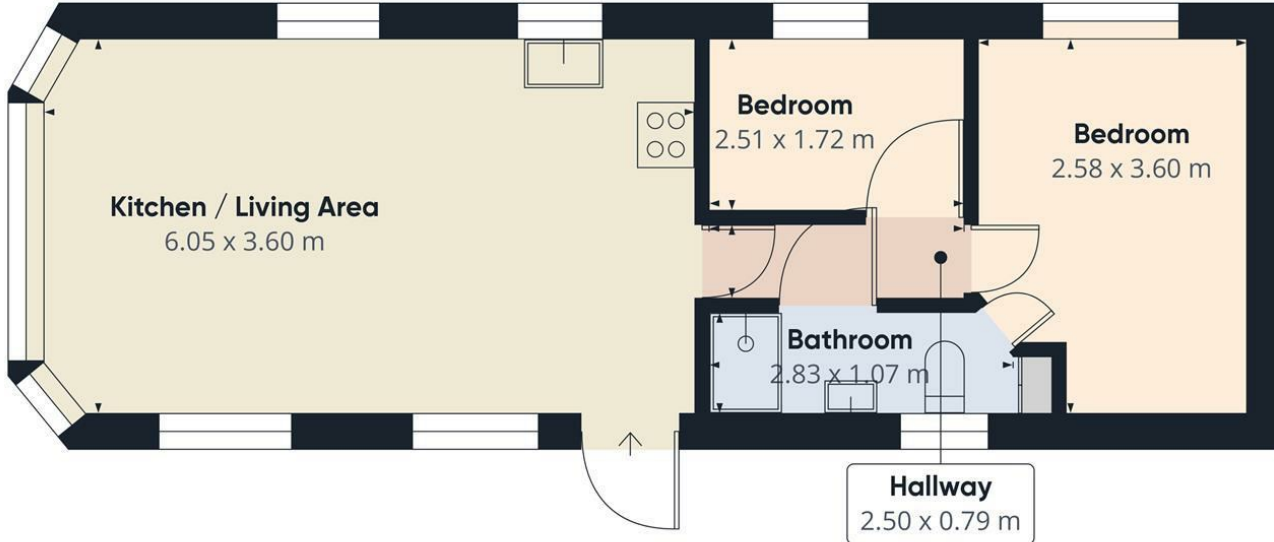
Loch Awe, our northern gem, offers an ideal gateway to the Scottish Highlands & Islands, with fantastic nearby walking options. Just a short five-minute drive away lies the Inverawe Nature Trails, weaving through Inverawe Smokehouse, lakeside paths, and wildlife-rich woodlands.

For history buffs, venture to Kilmartin Glen to uncover ancient standing circles, intriguing rock carvings, and cairns. Seasoned hikers can conquer two Munros (Ben Cruachan and Stob Diamh), along with the Corbet Beinn a' Bhuidh, while the ridge walk between the Munros treats you to breathtaking vistas. Loch Awe Holiday Park serves as the perfect launchpad for coastal exploration to the west and further north into the West Highlands.

## Disclaimer

DISCLAIMER We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form

any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

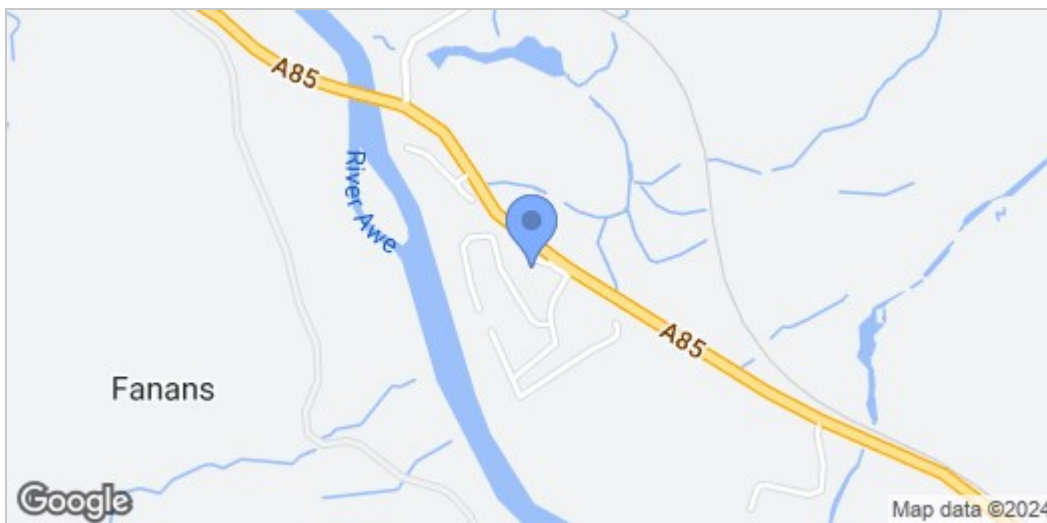


Approximate total area<sup>1)</sup>  
40.26 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.