

DAWSONS



**UPPER BRAEVALLICH COTTAGE
EAST LOCHAWESIDE, BY DALMALLY, PA33 1BU**

An Exquisitely Presented Extended Cottage With Character And Charm
In Abundance Situated In A Picturesque
Rural Area Close To Loch Awe

Porch : Hall : Sitting Room : Dining Room : Kitchen
Principal Bedroom With En Suite Shower Room And Dressing Room
2 Further Bedrooms : Shower Room

With A Most Beautiful Mature Garden Extending To Around One Acre
Garage/Workshop : Utility Room : Boiler Room : Log Store
Potting Shed : Poly Tunnel : Fruit Cages

Offers Over £420,000

Independent Estate Agents of Argyll and the West Highlands



East Lochaweside is a delightful rural community scattered along the shores of Loch Awe which is Scotland's longest fresh water loch and one of the most picturesque with wooded shores and numerous small islands which can be explored by boat. It is also noted for the quality of its trout fishing. The entire area is one of great natural beauty and provides almost unlimited scope for outdoor sporting and leisure pursuits. Local services are available in the villages of Kilmartin and Ardfern, with the principal Argyll towns of Lochgilhead to the south and Oban to the north providing a more comprehensive range of facilities.

Upper Braevallich Cottage, is a stylishly designed and exquisitely presented traditional country cottage which has been sympathetically extended. It enjoys an excellent degree of privacy without being isolated and has pleasant open views over the surrounding countryside. With character and charm in abundance, particular features of the accommodation are the bright and well fitted kitchen and in contrast the cosy dining room at the centre of the house, with the sitting room leading off and opening out to a sun room area with an array of glazed panels and window seat overlooking the garden. The principal bedroom is on the ground floor and has an en-suite shower room and dressing room, with the two upper floor bedrooms and shower room completing the accommodation. The most delightful productive garden adds greatly to the appeal of this unique and most desirable country cottage.

DETAILS OF ACCOMMODATION

Porch: 2.56m x 1.98m, external door to side with glazed panel, windows to front and side, ceiling light fitting, coir flooring.

Dining Room: 4.11m x 3.58m, window to front, under stair cupboard, recessed shelving, central heating radiator, ceiling light fitting, fitted carpet.

Sitting Room: 5.03m x 4.89m 'L' shaped, window to front, glazed panels to side and rear with window seat, inset multi-fuel stove on slate hearth, 2 central heating radiators, ceiling light fitting, fitted carpet.

Kitchen: 5.54m x 2.72m, external door to side, windows to sides, fitted with a range of floor standing units with work tops, wall mounted plate racks, pull-out larder cupboards, fitted cupboards, double Belfast sink, cooker with ceramic hob and double oven, extractor chimney over with wall panelling, dishwasher, built-in fridge/freezer, under unit freezer, central heating radiator, coat hooks, ceiling light fitting, slate effect vinyl flooring.

Principal Bedroom: 5.18m x 2.99m, windows to front, window to side, 2 central heating radiators, ceiling light fitting, fitted carpet, door to **Dressing Room:** 2.11m x 1.67m, window to rear, hanging rails and shelving, central heating radiator, hatch to roof space, ceiling light fitting, fitted carpet, door to **En-Suite Shower Room:** 2.91m x 1.72m, window to rear, shower enclosure with waterproof wall panelling, electric shower unit and glazed panel, wc, whb, 2 central heating radiators, extractor fan, recessed ceiling lights, vinyl flooring, door to **Hall**.



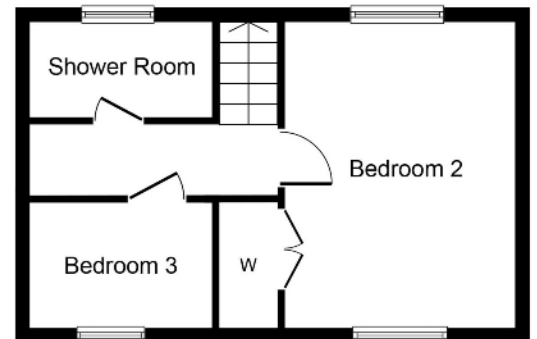
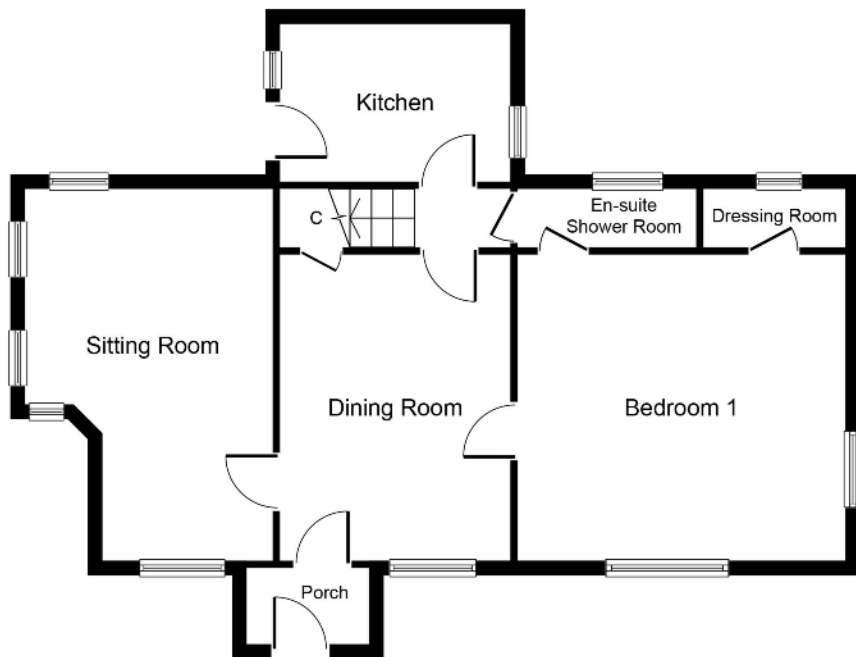


Hall with coat hooks, ceiling light fitting, fitted carpet, staircase with window and and light over to **Upper Floor Landing** with hatch to roof space, recessed ceiling light, fitted carpet.

Shower Room: 2.75m x 1.95m, coombed (sloping) ceiling, windows to rear, shower enclosure with waterproof wall panelling, electric shower unit and glazed panel, wc, whb, 2 central heating radiators, extractor fan, recessed ceiling lights, fitted carpet.

Bedroom 3: 2.78m x 1.75m, coombed ceiling, window to front, central heating radiator, recessed ceiling lights, fitted carpet.

Bedroom 2: 4.64m x 3.19m, coombed ceiling, windows to front and rear, built-in wardrobe, recessed shelving, central heating radiator, wall light, fitted carpet.





GARDEN

Upper Braevallich Cottage is surrounded by a most beautiful, productive and mature garden, extending to around one acre, which has been thoughtfully created and meticulously cared for by the current owner, providing pathways weaving through areas of woodland and areas of lawn interspersed with an interesting and colourful variety of plants, shrubs and trees. There are several seating areas throughout, which give enjoyment of the garden from many different aspects.

Access is off the B840 road, along a half mile or so of track, which Upper Braevallich Cottage has a right of access over, leading to the gated driveway to the property.

Garage/Workshop: 5.67m x 3.04m, up and over access door, high level windows, shelving, concrete floor, access door to **Utility Room:** 4.09m x 1.17m, high level window, wc, Belfast sink with cupboard below, washing machine and tumble dryer with work top over, coat hooks.

Poly Tunnel: 6.85m x 3.40m with raised vegetable beds, **Potting Shed:** 4.57m x 2.25m, doors to front and rear, shelving, light and power. **Fruit Cages, Log Store, Boiler Room.**

GENERAL INFORMATION

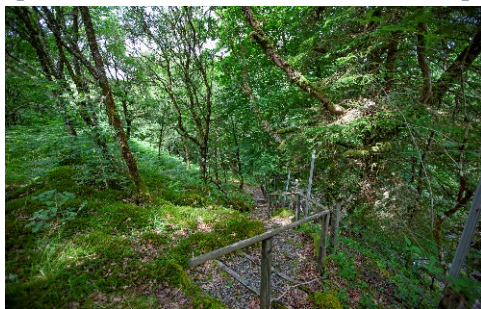
Services: Mains electricity. Private drainage and water supply. Oil-fired central heating.

Council Tax: Band E. **EPC Rating:** G. **Home Report:** Available from the Selling Agents.

Offers Over: Four Hundred & Twenty Thousand Pounds (£420,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Money Laundering Regulations: Under Money Laundering Regulations we are required to carry out due diligence on purchasers to allow the transaction to proceed.



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