

DAWSONS



**4 CRUACHAN BUILDINGS
LOCHAWA, DALMALLY, PA33 1AJ**

An Upper Floor Apartment In A Block Of Four
In Need Of Significant Upgrading And Modernisation
Situated On The Fringe Of The Village
And Enjoying Partial Views Towards Loch Awe

Sitting Room : Kitchen
Bedroom : Bathroom : Attic

Communal And Private Garden Areas : Communal Parking Area

Guide Price £80,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Lochawe is a delightful village which skirts the shores of the loch, with local services including an excellent general store with post office, the Loch Awe Hotel, Ben Cruachan Inn and the St Conan's Kirk, which is the focal point for community activities and events. The village enjoys good transport links to Oban and Glasgow, with Lochawe being a stop on the rail line.

Cruachan Buildings, a block of four apartments, sits on the fringe of the village with **Number 4** being on the upper level and by virtue of its position enjoys partial views towards Loch Awe. The property is in need of complete renovation but does give the purchaser an excellent opportunity to upgrade to their own specifications and make this a fine permanent home, which would also be equally well suited as a residential or holiday letting investment.

DETAILS OF ACCOMMODATION

External door to front, staircase to upper level, window to side, ceiling light fitting.

Sitting Room: 5.09m x 3.64m, window to rear, solid-fuel stove, central heating radiator, ceiling light fitting.

Kitchen: 3.58m x 3.39m, window to front, wall and floor units, stainless steel sink and drainer, 3 built-in storage cupboards, central heating radiator, ceiling light fitting.

Rear Hall with ceiling light fitting, ladder to **Attic Area:** 5.54m x 4.00m, Velux roof light window to front, ceiling light fitting.

Bedroom: 3.48m x 3.45m, window to front, central heating radiator, ceiling light fitting.

Bathroom: 1.97m x 1.95m, window to rear, bath with electric shower over, wc, whb, central heating radiator, ceiling light fitting.

GARDEN

Areas of communal garden surround the building with each of the four properties also having a small area of privately owned garden. Communal car park. There is a row of external stores with **Number 4** having ownership of the two furthest from the car park.

GENERAL INFORMATION

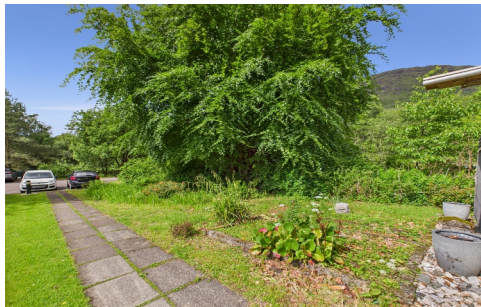
Services: Mains water and electricity. Private drainage. **Note:** Whilst the heating system is mentioned we assume the system to be non-operational and would require upgrading as part of the overall refurbishment.

Council Tax: Band B. **EPC Rating:** D58. **Home Report:** Available from the Selling Agents.

Guide Price: **Eighty Thousand Pounds (£80,000).** Offers are invited and should be submitted to the Selling Agents.

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

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



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