



24 DALAVICH | BY TAYNUILT | PA35 1HN

**PRICE GUIDE: £180,000**

Quietly situated in the desirable village of Dalavich near Taynuilt, the subjects for sale present a most attractive semi-detached dwellinghouse, set in generous garden grounds, with private off-street parking. Enjoying views towards Loch Awe to the surrounding countryside beyond, 24 Dalavich offers deceptively spacious accommodation, conveniently arranged over two levels and is in excellent order, with fresh external painting to the gable end. Lovingly maintained, upgraded and modernised in recent years, the property benefits from double glazing, oil fired central heating and a charming open fire in the bright and spacious lounge. A kitchen/diner, newly installed bathroom suite, 3 double bedrooms and a newly created shower room, form the rest of the accommodation, whilst the generous garden with private off-street parking and large workshop, further enhances the sale. Due to the size and location, 24 Dalavich would be ideally suited as a permanent family home, as an idyllic holiday retreat as currently used, or an investment opportunity in a buoyant self-catering market. Please note, the property is being sold as seen, with the furniture included.

The village of Dalavich is situated on the banks of Loch Awe, one of Scotland's largest and most picturesque freshwater lochs. With its wooded shores and scattered small islands, the area is a popular destination for anglers, hill walkers, cyclists, rambblers and holiday makers. Dalavich itself offers a well-stocked General Store, which includes a Post Office and an excellent Café, whilst the extremely active, community-run village hall also offers a Restaurant and Bar and caters for private functions.

- Attractive Semi-Detached Dwellinghouse with Loch Views
- Desirable Rural Location on the edge of Loch Awe
- In Excellent Order
- Lounge with Feature Open Fire
- Kitchen/Diner
- 3 Double Bedrooms
- Family Bathroom & Shower Room
- Double Glazing & Oil Fired Central Heating
- Detached Workshop & Wooden Playhouse
- Spacious Garden Grounds with Private Parking
- Furniture Included
- EPC Rating: E 49

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**Accommodation**

**Entrance Hallway**

With frosted glazed, UPVC front door. Stairs to upper level. Window to side at half landing. Built-in understair cupboard. Laminate flooring. Doors to lounge, bathroom and kitchen/diner.

**Lounge 5.5m x 3.6m**

With triple windows to front and double window to rear. Feature open fireplace with stone surround and hearth and wooden overmantle. Laminate flooring.

**Bathroom 3.5m x 1.8m**

L-shaped, with frosted window to rear. Fitted with modern white suite of WC and wash hand basin, both set in vanity units, and free-standing bath with shower attachment. Heated towel rail. Shelved alcove area with plumbing for washing machine. Exposed floorboards.

**Kitchen/Diner 3.4m x 3.0m**

With windows to side and rear. Fitted with cream coloured, shaker-style kitchen units, offset with wooden work surfaces. Integral Lamona double oven. Lamona electric hob with Zanussi extractor hood over. Stainless steel sink unit. Tiled laminate splashback. Tiled laminate flooring. Glazed, UPVC door to rear garden.

**Upper Level**

**Landing**

With window to front. Doors to bedrooms and open to inner hallway.

**Bedroom 3.9m x 2.7m**

With double window to front. Hatch to loft. Laminate flooring.

**Bedroom 4.4m x 3.5m**

With double windows to side and rear. Laminate flooring.

**Inner Hallway 1.7m x 1.3m**

With door to bedroom and sliding door to cloakroom.

**Bedroom 3.1m x 2.7m**

L-shaped, with double window to rear. Original Art Deco-style open fire. Laminate flooring.

**Shower Room 1.7m x 1.3m**

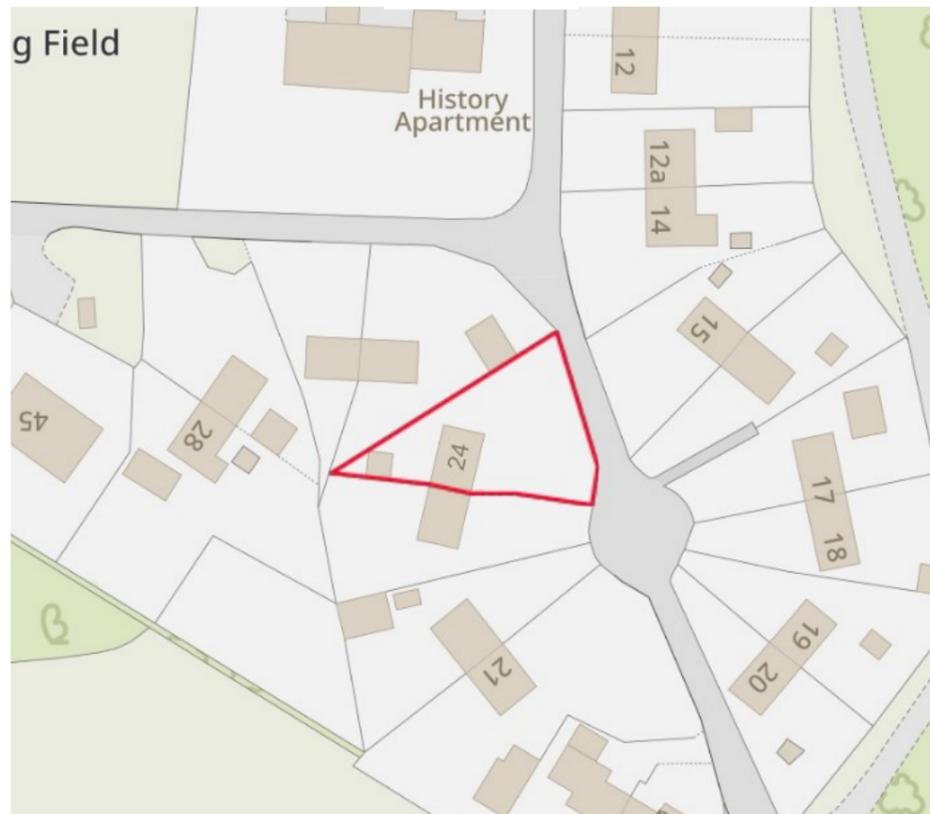
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin and fully wet-walled shower cubicle, with Triton shower. Tiled splashback. Tiled laminate flooring.

**Garden**

The property benefits from generous, fully enclosed, mature garden grounds, offset with a newly created, gravelled, off-street private parking area with double gates. The grounds are laid to a mixture of lawn and gravel for ease of maintenance, and offer well-established trees, shrubs, bushes and seasonal planting, providing colour and interest. A gravelled pathway leads to the front door and around the side to the rear garden, whilst the front garden is bound by a dry stone wall. The large workshop with light and power, attached wood store and child's playhouse are all included in the sale.



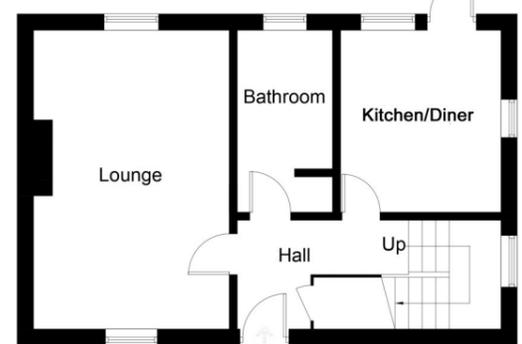
**Title Plan**



**Floor Plan**



**First Floor**



**Ground Floor**

**Travel Directions**

From Oban travelling on the A85 road, proceed for around 12 miles towards Taynuilt. Continue through the village and take the turning on the right hand side for Kilchrenan (B845). Follow the road for 7 miles to Kilchrenan, and at Kilchrenan turn right to Dalavich. After passing the road sign for Dalavich continue on this road, passing the chalet park and the entrance for the village shop. Take the next turning on the left, continue straight ahead then bear right. Number 24 is located on the right hand side.



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5).