



NEVIS | 12 LOCH AWESIDE CHALET PARK | DALAVICH | PA35 1HS

GUIDE PRICE: £135,000

Peacefully situated, in a tranquil woodland setting in the popular village of Dalavich, the sale of Nevis Cabin 12 offers a charming detached timber cabin, set in generous garden grounds of around 0.2 acres, with private parking. In good order and benefiting from double glazing, the accommodation comprises an open-plan lounge, kitchen and dining area, with striking wood burning stove and patio doors leading directly on to the elevated decked terrace, two bedrooms and a shower room, conveniently arranged over one level. The extensive front garden is laid to lawn and provides partial views to magnificent Loch Awe. Due to the size and location, the property would be ideally suited as an idyllic holiday retreat or an investment opportunity in a buoyant self-catering market.

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, ramblers 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.

- Charming Detached Timber Cabin
- Popular Rural Village Location on the edge of Loch Awe
- Open-Plan Lounge, Kitchen & Dining Area with Wood-Burning Stove
- Two Bedrooms & Shower Room
- Double Glazing
- Generous Garden Grounds of Around 0.2 Acres
- Elevated Decked Terrace
- Utility Shed with Full Plumbing, Power & External Tap
- Two Wood Stores
- EPC Rating: E 53

MacPhee & Partners

Top Floor

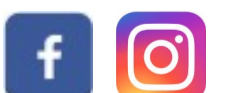
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Accommodation

Open-Plan Living Area

Lounge/Diner 3.9m x 3.1m

L-shaped, with fixed window and patio doors to raised decking area. Striking multi-fuel stove set on granite tiled hearth with feature granite tiled surround. Laminate flooring. Open to kitchen. Doors to bedrooms and shower room.

Kitchen 2.0m x 1.9m

With windows to front and fixed window to side. Fitted with white kitchen units, offset with granite effect work surfaces. Integral New World oven. New World electric hob with extractor hood over. Stainless steel sink unit. Tiled splashback. Laminate flooring.

Bedroom 2.0m x 1.9m

With window to side. Two fixed timber bunkbeds. Laminate flooring.

Shower Room 3.0m x 1.0m

Slightly L-shaped, with window to side. Fitted with white suite of WC, wash hand basin set in vanity unit and shower cubicle with Triton shower. Fully wet-walled.

Bedroom 2.8m x 2.0m

With window to side. Built-in shelving. Laminate flooring.

Garden

Approached by a gravel driveway, the property benefits from ample private parking. The most generous grounds of around 0.2 acres, are laid to lawn and features a large elevated decked terrace, ideal for entertaining and outdoor dining and is accessed through the patio doors. A utility shed benefiting from light, power and water supply offers plumbing for a washing machine. Two wood stores are also included in the sale.

Further Information

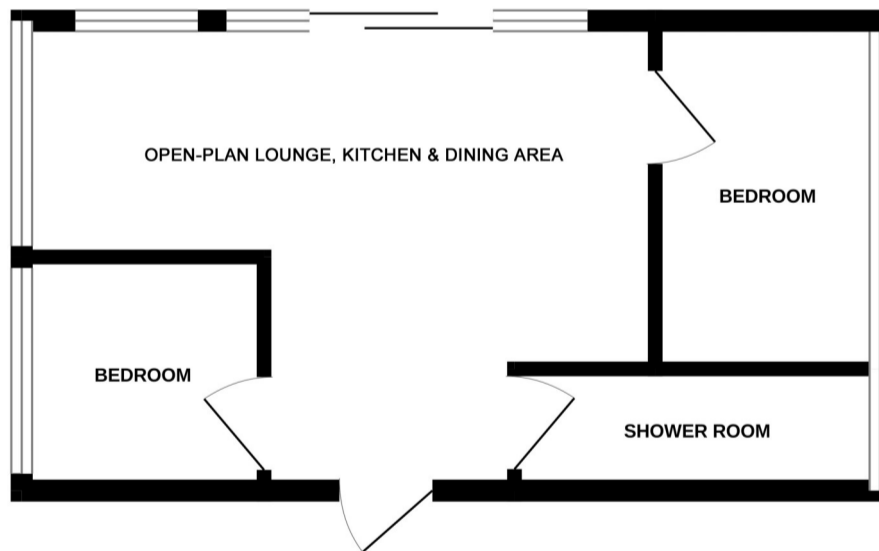
A charge of around £50 per month applies and is payable to the appointed Factors for the village of Dalavich, covering water and bins plus communal maintenance and tidying of roads and footpaths.

Travel Directions

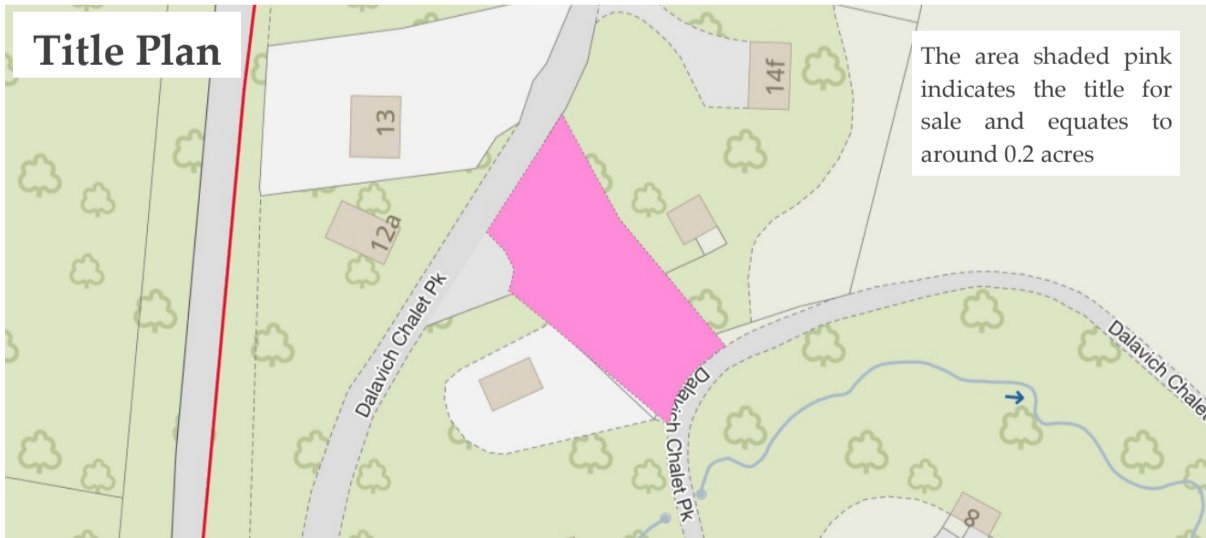
From Oban travelling on the A85 road, proceed for around 12 miles towards Taynuilt. Pass through the village and take the turning on the right hand side for Kilchrenan (B845). Follow the road for 7 miles to Kilchrenan and at Kilchrenan turn right to Dalavich. After passing the road sign for Dalavich, pass two detached bungalows on your right hand side and signal left. Turn left into the chalet park, then right and follow the track along to Nevis, located on the left hand side.



Floor Plan



Title Plan



The area shaded pink indicates the title for sale and equates to around 0.2 acres

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).

