



**SLOY CABIN | 5 LOCH AWESIDE CHALET PARK | DALAVICH | BY TAYNUILT | PA35 1HS**

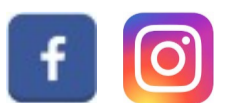
**GUIDE PRICE: £180,000**

Occupying an exceptional, rural position, with stunning, unspoiled views across Loch Awe to the surrounding countryside, Sloy offers a superb, detached chalet, located within the popular Loch Awe Side Chalet Park, at Dalavich. Quietly nestled amidst ancient woodland, the property is further enhanced by the generous garden grounds, equating to around a third of an acre, and including rare Loch frontage, plus a large detached garden shed, ample parking and Scandinavian hot tub. Benefiting from double glazing and partial electric heating, the chalet is in excellent order throughout, and provides deceptively spacious accommodation over one floor. The bright open-plan living area is flooded with natural light and boasts views across the adjoining decked balcony to the loch beyond, and is a most attractive feature. Both of the bedrooms feature wood cladding, much of which has been painted white, adding to the serenity of the property and its surroundings, whilst the shower room is fully tiled with underfloor heating. Sloy has holiday use all year round and would provide an idyllic holiday retreat or as a holiday let in a very buoyant self-catering market as currently used.

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 bar and caters for private functions.

- Attractive Detached Timber Holiday Chalet with Rare Shore Frontage
- Popular Rural Village Location with Loch & Countryside Views
- In Very Good Order
- Open-Plan Lounge, Kitchen & Dining Area
- Two Bedrooms & Shower Room
- Double Glazing & Electric Heating
- Generous Garden Grounds of around 0.3 Acres & Large Detached Shed
- Elevated Decked Balcony & Separate Decked Terrace
- Scandinavian Hot Tub
- Lapsed Planning Permission for Extension
- EPC Rating: F 26

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## Accommodation

### Open-Plan Lounge, Kitchen & Dining Area 5.2m x 4.0m

L-shaped, with wooden front door. Fully glazed door to the elevated decked balcony, plus windows to side and loch views. Feature vaulted ceiling with wooden beam. Fitted with wood effect kitchen units, offset with wooden work surfaces. Integral oven. Electric hob with stainless steel splashback. Stainless steel sink unit. Tiled splashback. Wooden flooring. Electric, wall-hung, panel heater. Doors to bedrooms and shower room.

### Bedroom 2.0m x 1.9m

With window to side. Built-in wooden triple bunk beds and ladder. Fitted shelving. Wooden flooring.

### Shower Room 3.1m x 1.0m

With window to side. Fitted with white suite of WC, wash hand basin and shower cubicle, with Triton shower. Fully tiled walls. Tiled flooring with underfloor heating.

### Bedroom 2.8m x 2.0m

With windows to side. Built-in open wardrobe and fitted shelves. Electric, wall hung, panel heater.

### Garden

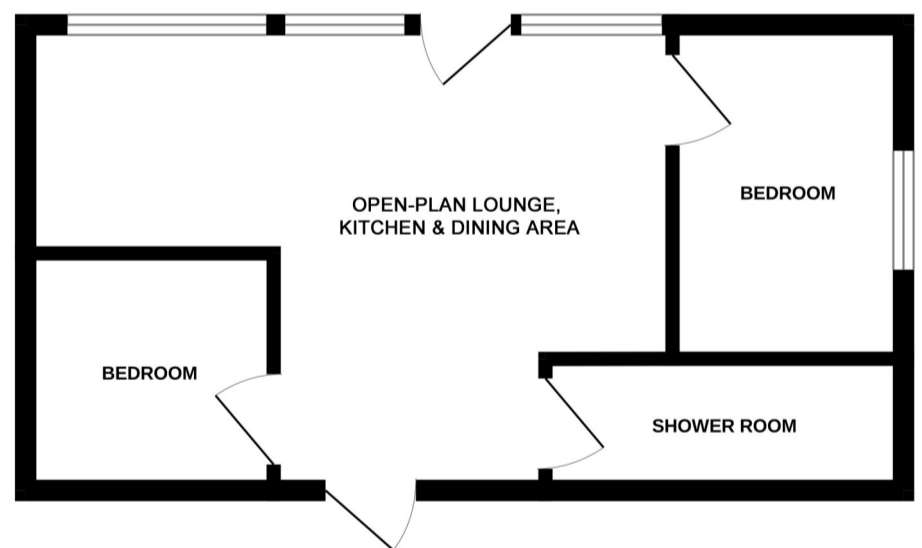
A gravelled driveway, offset with lawned areas, mature trees, gravelled pathways and a decked veranda, leads to the front of the property and provides ample parking. A large detached shed is also located to the front. To the rear, a decked area with Scandinavian hot tub, and elevated decked balcony feature, taking in the best of the loch views, beautifully nestled amongst the ancient woodland. The grounds extend down to the pebbled shore frontage, giving access to all water activities, and are laid to a natural state. The title extends to around a 1/3 of an acre.

### Further Information

A charge of around £87 per month applies and is payable to the site factors, covering water and bins plus communal maintenance and tidying of roads and footpaths. There is a right to moor in the loch and the right to build a jetty. There was also previous planning permission in place, to extend the property, however this has now lapsed. It would be up to the successful purchaser to enquire about new planning.



## Floor Plan



## Title Plan



### 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, look out for two detached bungalows on your right hand side and continue ahead (pass the first turning for the park on the left). Turn left immediately after the next sign for Dalavich, and turn left again into the chalet park. Follow the road, passing the Dalavich Community Centre and Sloy is located at the end of the straight on the right hand side, well signposted.

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).

