



STRAE CABIN | 44 LOCH AWESIDE CHALET PARK | DALAVICH | BY TAYNUILT | PA35 1HS



GUIDE PRICE: £110,000

Quietly nestled in a delightful, rural position, with views to the surrounding woodland and countryside, the sale of Strae Cabin offers a charming, timber detached holiday chalet, located within the popular Loch Awe-side Chalet Park, at Dalavich. The property is further enhanced by the generous garden grounds, equating to around 0.2 of an acre, with ample parking. Benefiting from double glazing and modern, efficient Rointe electric radiators, the cabin is in very good order throughout, and provides conveniently arranged accommodation over one floor. The bright open-plan living area is flooded with natural light and boasts an impressive adjoining decked balcony, with elevated views across the grounds, over a small stream to the countryside beyond. All of the rooms feature wood cladding to the ceilings, walls and floors, whilst the shower room is fully wet-walled for ease of maintenance. Strae Cabin would provide an idyllic holiday retreat or as an investment opportunity in a very buoyant self-catering market.

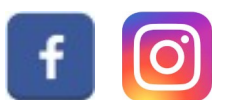
The village of Dalavich is situated on the banks of Loch Awe, one of Scotland's largest and most picturesque freshwater lochs. With its wooded shores and scattered small islands, the area is a popular destination for anglers, hill walkers, cyclists, rambles and holiday makers. Dalavich itself offers 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
- Popular Rural Village Location with Countryside Views
- Open-Plan Lounge, Kitchen & Dining Area
- Two Bedrooms
- Shower Room
- Double Glazing & Electric Heating
- Generous Garden Grounds of around 0.2 Acres
- Private Parking
- Elevated Decked Balcony
- Lapsed Planning Permission for Extension
- EPC Rating: F 28

MacPhee & Partners

Top Floor, 26 George Street
Oban, PA34 5SB, 01631 565251

estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove 
find your happy



 PrimeLocation.com

Accommodation

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

L-shaped, with wooden front door. Fully glazed UPVC door to the elevated decked balcony, plus windows to side and rear views. Feature wooden vaulted ceiling with beam, and timber clad walls. Fitted with a mixture of fitted kitchen cabinets, offset with cream colour work surfaces. Stainless steel sink unit. Wooden flooring. Rointe electric, wall-hung, panel heater. Doors to bedrooms and shower room.

Bedroom 2.0m x 1.9m

With window to side. Built-in wooden twin bunk beds and ladder. Hatch to living area. Rointe electric, wall-hung, panel heater. Wooden ceiling, walls and flooring.

Shower Room 3.1m x 1.0m

With window to side. Fitted with white suite of WC, wash hand basin set in wooden vanity unit, and shower cubicle, with Triton shower. Fully wet-walled walls. Wooden clad ceiling.

Bedroom 2.8m x 2.0m

With windows to side. Rointe electric, wall hung, panel heater. Wooden ceiling, walls and flooring.

Garden

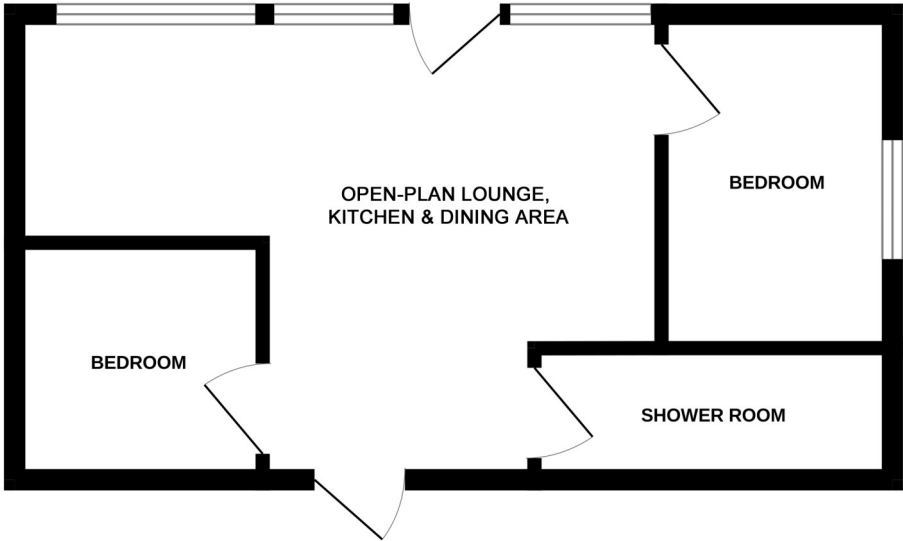
A gravelled driveway leads to the property and provides parking. The surrounding grounds are laid to a natural state, offset with mature trees, shrubs and bushes. A gravelled seating area is featured to the front of the property whilst a gravelled BBQ area is located below to the rear. An elevated decked balcony is also located to the rear and overlooks the surrounding countryside, including over the small stream which is included in the title. The title extends to around 0.2 of an acre. 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.

Further Information

A charge of £75 is paid to Hacking and Paterson factors and covers grass cutting and general maintenance of the common areas, strimming of the roads verge, emptying of the site waste bins (dotted around the site, not the main bins), upkeep of the roads (pothole filling etc), and daily water checks at the treatment plant.



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 turn left in to the park. At the junction, turn left and bear left at the next road split heading towards Deer Lodge. Pass this property and continue round to the right. At the tree with the signs for 41 Berneray and Kinglas, turn right and follow the track ahead then left. Strae Cabin is at the end of the track.

what3words chatting.hillside.valued



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 6)'.