



## FERN LODGE | 8A LOCH AWE SIDE CHALET PARK | DALAVICH | PA35 1HS

### GUIDE PRICE: £170,000

Peacefully situated, in a tranquil woodland setting in the popular village of Dalavich, the sale of Fern Lodge offers a charming detached timber cabin, set in generous garden grounds of around 0.3 acres, with private parking. In very good order throughout and well presented, the property benefits from double glazing, an air source heat pump, and electric heating. The deceptively spacious accommodation comprises a striking open-plan lounge, kitchen and dining area, with wood burning stove, Cathedral-style window and fully glazed French doors leading directly on to the elevated decked terrace, two double bedrooms and a modern shower room, conveniently arranged over one level. The garden grounds are laid in the main to lawn and provide a gravelled private parking area. 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 Lodge
- Popular Rural Village Location on the edge of Loch Awe
- Open-Plan Lounge, Kitchen & Dining Area with Wood-Burning Stove
- Two Bedrooms
- Modern Shower Room
- Double Glazing, Air Source Heat Pump & Electric Heating
- Generous Garden Grounds of around 0.3 Acres
- Elevated Decked Terrace, Private Parking & Garden Shed
- EPC Rating: D 67

**MacPhee & Partners**  
Top Floor, 26 George Street  
Oban  
PA34 5SB  
01631 565251  
estateagency@macphee.co.uk  
www.macphee.co.uk

## Open-Plan Lounge, Kitchen & Dining Area

7.2m x 6.0m

L-shaped, with wooden front door. Vaulted timber ceiling with feature beams. With Cathedral-style windows and fully glazed French doors with side panels to side. Wood-burning stove with slate tiled surround and hearth, and wooden overmantle. Window to front at kitchen area. Fitted kitchen units, with gloss graphite-coloured doors and drawers. Oak work surfaces. Free-standing Hotpoint electric cooker, with stainless steel extractor hood over and glass splashback. Plumbing for dishwasher. Stainless steel sink unit. Built-in cupboard. Timber walls and flooring. Doors to shower room and bedrooms.

## Shower Room 2.3m x 2.3m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and fully wet-walled shower cubicle with Triton shower. Wet-walling splashback. Vaulted timber ceiling. Timber walls and flooring. Heated towel rail.

## Bedroom 3.0m x 2.4m

With window to rear. Wooden triple bunk bed (double with single over). Fitted wardrobe and shelving. Vaulted timber ceiling. Timber walls and flooring.

## Bedroom 2.9m x 2.8m

Slightly L-shaped, with window to front. Built-in wardrobe with shelving. Vaulted timber ceiling. Timber walls and flooring.

## Garden

The property benefits from generous garden grounds of around 0.3 acres, with ample

private gravelled parking. The property is approached by a gentle ramp leading to the front door and pathway leading around to the side raised decked area, complete with Swedish hot tub. The remainder of ground is lawn to lawn, offset with mature trees. A garden shed is included in the sale which benefits from light, power, water and plumbing.

## Further Information

A monthly charge of £92 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.

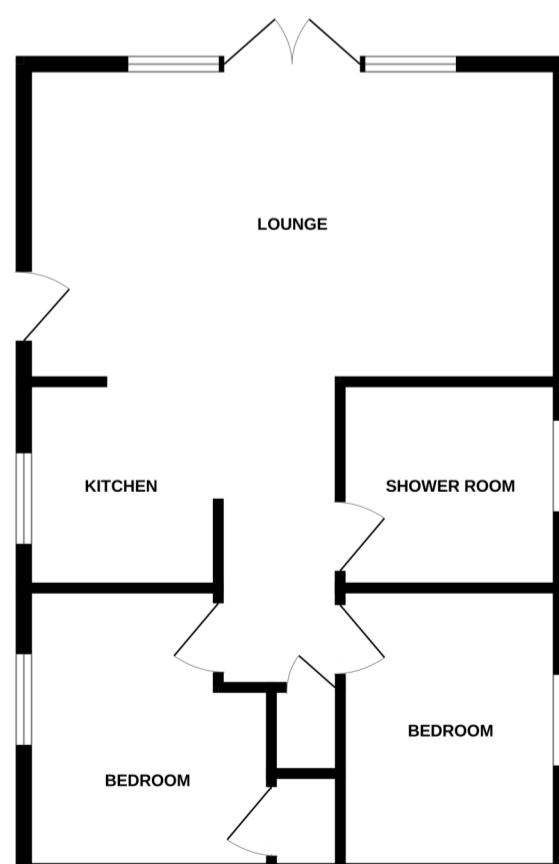
## Travel Directions

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, 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 straight ahead, passing the Dalavich Community Centre, and Fern Lodge is the 10th property you come to, located on the right.



## Floor Plan

GROUND FLOOR



## Title Plan



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).

