



MacPhee & Partners



ORCHY | CABIN 42 | DALAVICH | BY TAYNUILT | PA35 1HS



PRICE GUIDE: £140,000

Peacefully situated within a tranquil woodland setting in the highly popular village of Dalavich, Orchy is a charming and characterful detached timber cabin occupying substantial private grounds extending to approximately a quarter of an acre, with ample private parking. The generous plot provides an attractive sense of space and privacy and may also offer potential, subject to obtaining all necessary planning consents and other relevant approvals, for the development of an additional cabin or cabins within the grounds. Well presented and maintained to an excellent standard, the property benefits from double glazing throughout, electric heating, a wood-burning stove and a spacious decked balcony, ideal for enjoying the peaceful surroundings. Offering a wonderful blend of comfort, privacy and natural beauty, the cabin would be perfectly suited as an idyllic holiday retreat, second home or an attractive investment opportunity within the thriving holiday letting market, where it is currently operated successfully.

Dalavich enjoys a spectacular setting on the shores of Loch Awe, one of Scotland's largest and most picturesque freshwater lochs. Renowned for its stunning scenery, wooded shoreline and scattered islands, the area is a haven for outdoor enthusiasts, offering excellent opportunities for fishing, hill walking, cycling, kayaking and wildlife watching. Despite its peaceful setting, the village is well served by local amenities, including a well-stocked village store with Post Office facilities, an excellent bistro and an active community-run village hall, which incorporates a restaurant, bar and venue for social events and private functions. Combining a unique woodland setting with strong holiday letting potential, Orchy represents a rare opportunity to acquire a delightful retreat in one of Argyll's most scenic and desirable locations.

- Desirable Detached Timber Cabin
- Popular Village Location
- In Excellent Order
- Open-Plan Lounge, Kitchen & Dining Room
- 2 Bedrooms
- Shower Room
- Double Glazing & Electric Heating
- Spacious Garden Grounds of around 0.25 Acres
- Potential for Further Cabin or Cabins on Site
- Large Garden Shed
- EPC Rating: E 45



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Entrance Vestibule 2.1m x 1.6m
L-shaped, with built-in storage cupboard with shelving. Wood panelled walls. Tiled flooring. Doors to Jack & Jill shower room and open-plan living area.

Jack & Jill Shower Room 2.1m x 1.8m
L-shaped, with frosted window to front and glazed panels to side. Fitted with white suite of WC, wash hand basin and fully tiled shower cubicle with Triton shower. Tiled splashback. Heated towel rail.

Open-Plan Lounge, Kitchen & Dining Area 5.1m x 4.0m
L-shaped, with windows and fully glazed panel to rear. Patio doors to wooden balcony. Glazed panels to front and side. Feature wood burning stove set on slate tiled hearth and surround. Fitted with oak effect kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. IKEA stainless steel extractor over. Stainless steel splashback. Wooden flooring. Doors to bedrooms.

Bedroom 3.9m x 1.9m
With window and glazed panels to side. Wood panelled walls. Wooden flooring. Door to Jack & Jill shower room.

Bedroom 2.0m x 1.9m
Windows to front and side. Wood panelled walls. Built-in wooden triple bunk bed. Wooden flooring.

Garden
Orchy benefits from spacious garden grounds equating to around 0.25 acres in total. The property is approached by

a gravelled driveway providing parking. The reminder of ground is laid to a natural woodland lawn, offset with mature trees. A raised decked balcony features to the rear, ideal for entertaining and currently sites a hot tub, which is available at separate negotiation. A gravelled seating area with fire pit has also been created. A large timber storage shed is also included in the sale.

Further Information
A monthly charge of around £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.

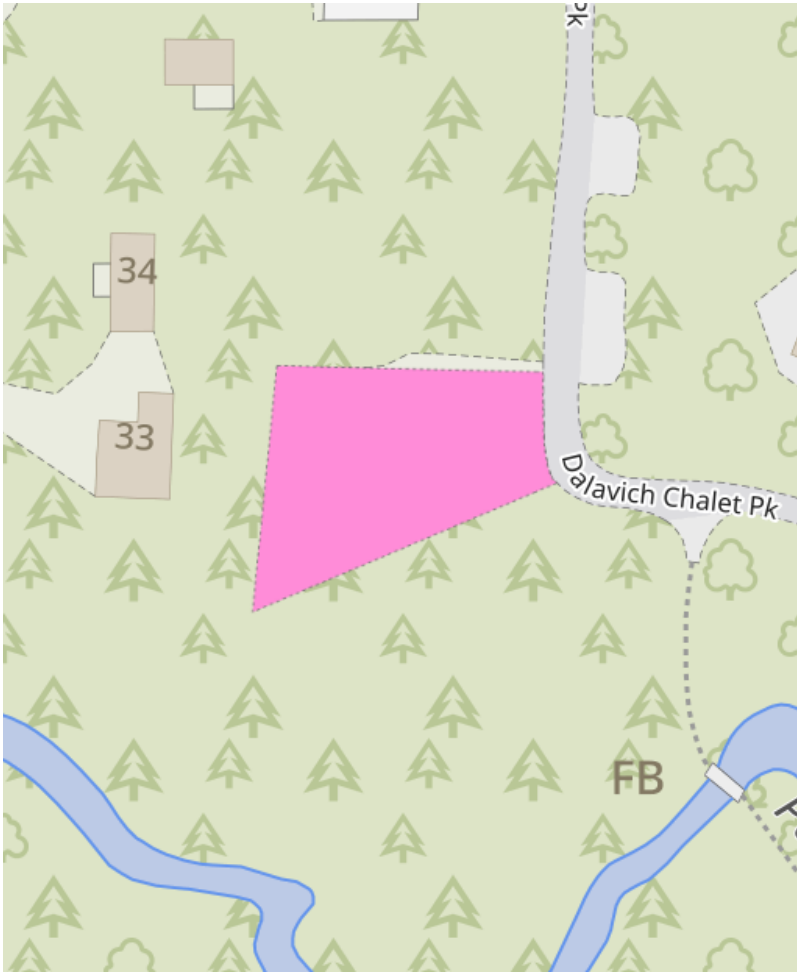
Travel Directions
From Oban travelling on the A85 road, proceed for around 12 miles towards Taynuilt. Continue through the village and take the turning on the right hand side for Kilchrenan (B845). Follow the road for 7 miles to Kilchrenan and at Kilchrenan turn right to Dalavich. After passing the road sign for Dalavich look out for two detached bungalows on your right hand side and signal left. Turn left into the chalet park. Bear left and left again. Follow the road round to the right, Orchy Number 42 is located on the right hand side, clearly signposted, before the timber shed.

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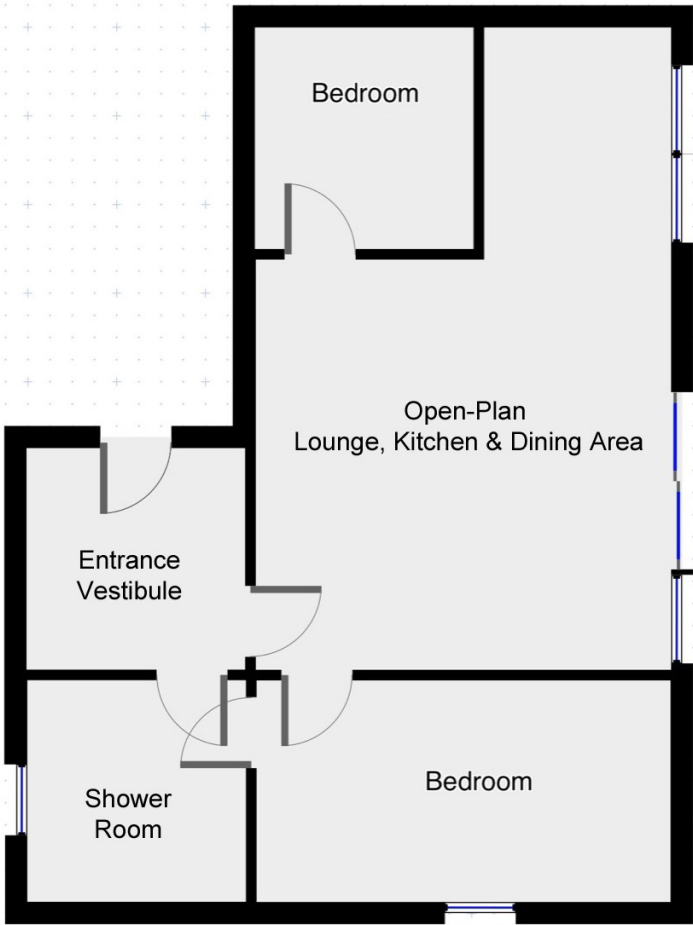


Title Plan

The area shaded pink indicates the title for sale, equating to around 0.25 acres. Subject to obtaining all necessary planning consents and other relevant approvals, the grounds offer the potential for the development of an additional cabin or cabins within the grounds.



Floor 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)'.