

MacPhee & Partners

36 DALAVICH | BY TAYNUILT | PA35 1HN





PRICE GUIDE: £179,000

Quietly situated in the highly desirable village of Dalavich, near Taynuilt, this attractive semi-detached cottage enjoys generous garden grounds and private off-road parking. Boasting picturesque views over the surrounding countryside towards Loch Awe, 36 Dalavich offers deceptively spacious accommodation, thoughtfully arranged over two levels and presented in excellent order throughout. Benefiting from double glazing and gas-fired central heating, this unique property is full of charm and character, further enhanced by its attractive gardens and the separate self-catering cabin, The Nook. Owing to its size, location and versatility, the property would be ideally suited as a superb family home, as currently enjoyed, an idyllic holiday retreat, or an exciting business opportunity within the thriving holiday letting market. Please note that the property is being sold as seen, with all furniture and contents included, although no guarantees are provided.

The village of Dalavich is situated on the shores of Loch Awe, one of Scotland's largest and most picturesque freshwater lochs. Surrounded by wooded hillsides and scattered islands, the area is a popular destination for anglers, hill walkers, cyclists, ramblers and holidaymakers alike. The village itself offers the Dalavich Shop & Wild Rowan Café, serving an excellent menu alongside everyday grocery essentials and a Post Office. The thriving, community-run village hall also features a restaurant and bar, while hosting a range of community events and private functions.

- Charming, Characterful Semi-Detached Cottage
- Desirable Rural Location on the edge of Loch Awe
- Lounge with Feature Wood-Burning Stove
- Kitchen/Diner
- 3 Bedrooms (plus 1 Bedroom in the Cabin)
- Family Bathroom
- Double Glazing & LPG Fired Central Heating
- Attached Timber Cabin (Lounge/Kitchen, Bedroom, Shower Room)
- Extensive Deck, Hot Tub & Shower
- Covered Pergola Entertaining Area & Garden Shed
- Spacious Garden Grounds with Private Parking
- EPC Rating: E 46

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Accommodation

Entrance Porch 1.8m x 1.4m
With wooden entrance door and window to front. Partial tongue-and-groove wooden panelling. Woodchip flooring. Door to open hallway.

Open Hallway 4.1m x 1.8m
With stairs to upper level and open to lounge. Wooden flooring. Doors to bedroom, bathroom and kitchen/diner.

Lounge 4.1m x 4.0m
With two windows to front. Feature wood-burning stove set on slate tiled hearth. Slim built-in cupboard with louvre door. Tongue-and-groove walling. Wooden flooring.

Bedroom 2.7m x 2.2m
With window to front. Slim built-in cupboard with louvre door. Partial tongue-and-groove walling. Wooden flooring.

Bathroom 2.3m x 2.2m
L-shaped, with frosted window to side. Fitted with white suite of WC, wash hand basin and bath, with Triton shower over. With a mixture of tongue-and-groove wooden panelling and tiled splashbacks. Tiled laminate flooring. Built-in cupboard, housing washing machine and tumble dryer.

Kitchen/Diner 7.0m x 2.7m
With two windows to rear and one to rear vestibule. Fitted with wooden kitchen units, offset with wooden work surfaces. Tiled and tongue-and-groove splashback and walling. Electric cooking range. Built-in cupboard. Fitted shelving. Wooden flooring. Half glazed UPVC door to rear vestibule.

Rear Vestibule 3.3m x 1.3m
With fully glazed French doors to rear garden. Tongue-and-groove walling. Wooden flooring. Wooden stable door with glazed side panel to side.

Upper Level

Landing 1.0m x 0.8m
With Velux window to rear. Built-in cupboard with louvre door. Wooden flooring. Doors to bedrooms.

Bedroom 5.0m x 4.0m
With double window to front and partial loch views. Built-in under-eave cupboard with louvre doors. Open wardrobe area. Tongue-and-groove walling. Wooden flooring.

Bedroom 4.0m x 3.2m
Slightly L-shaped, with window to side and partial loch views. Tongue-and-groove walling.

The Nook
Comprising three rooms:
Lounge/Kitchen 2.8m x 2.3m
Bedroom 2.8m x 1.5m
Shower Room 2.7m x 1.6m





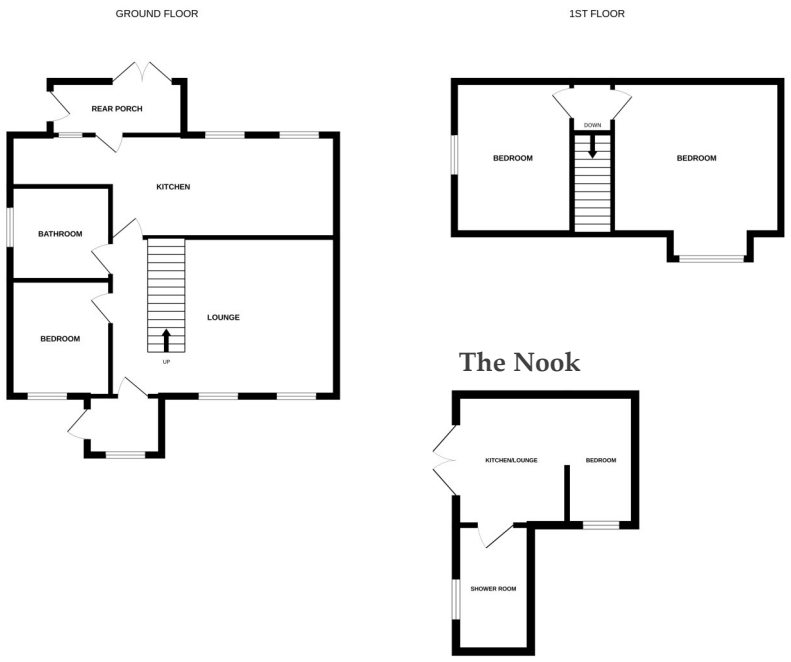




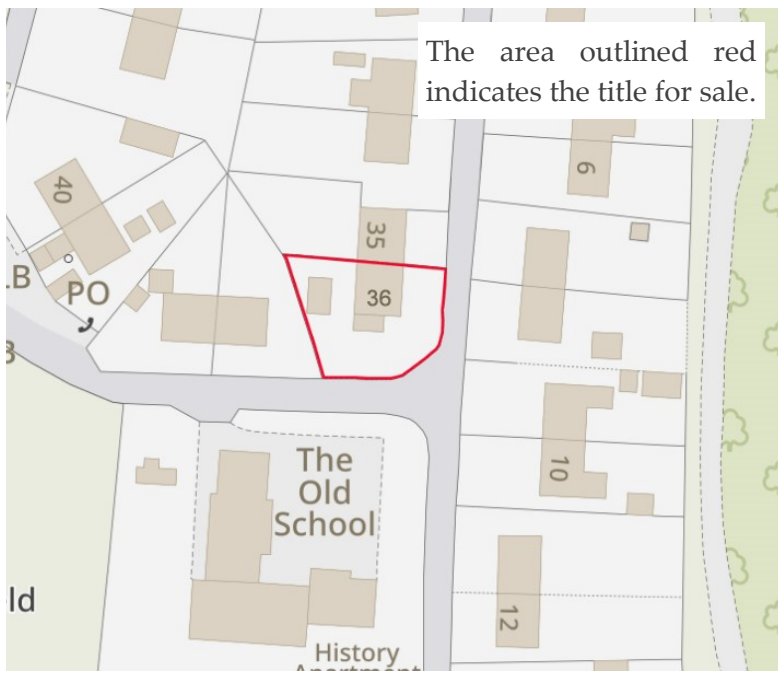





Floor Plan



Title Plan



Garden
The property enjoys raised garden grounds to three sides, with gravelled off-road parking for two vehicles. The current owners have made the most of these generous grounds, comprising a mixture of usable areas. A covered pergola to the side of the property offers a superb entertaining area, with the remainder of side garden being laid to lawn, offset with mature shrubs and bushes. The front garden is gravelled with further planting, whilst the rear garden is laid to bark for ease of maintenance.

The Nook - Self-Catering Cabin
The Nook comprises an open-plan living area with lounge/kitchen, double bedroom and shower room. A wrap-around, raised timber deck features a pergola with hot tub, additional external shower and storage facilities to the rear.

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, continue on this road, passing the chalet park on the left. Take the next entrance on the left at Dalavich Shop & Wild Rowan Café and follow the lane. Number 36 is the third property on the left hand side.

what3words **surpassed.testers.straw**

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