



***FYNE*, 4 LOCH AWESIDE CABINS, DALAVICH, ARGYLL, PA35 1HS**

- **An Attractive Detached Timber Cabin**
- **Situated On The Shores Of Loch Awe**
- **Enjoying Fabulous Views Over The Loch**
- **Open Plan Sitting Room/Kitchen**
- **2 Bedrooms : Shower Room**
- **Extensive Grounds Extending To The Shore**
- **Currently Successfully Holiday Let**

Offers Over £170,000

Loch Awe-side Chalet Park is situated in the charming rural village of *Dalavich*, which is an area of outstanding natural beauty on the shores of Loch Awe, one of Scotland's most picturesque lochs, renowned for the quality of its fishing, with its wooded shores and numerous small islands. There is a vibrant and thriving local community with a good range of village services including a well stocked shop with Post Office and excellent cafe, and a social club with bar which hosts many activities. The principal Argyll towns of Oban and Lochgilphead are within easy reach and provide a more comprehensive range of shops and recreational facilities, with Glasgow International Airport around a 90 mile drive.

Fyne is an attractively presented timber cabin, enjoying an enviable position with fabulous loch views and grounds which extend to the shores of Loch Awe which gives the property Riparian Rights to fish for native species from the shoreline or by boat and provides ideal access for other water pursuits such as wild swimming and paddle boarding. Particular features of the accommodation is the multi-fuel stove and glazed panels allowing natural light to flood in, together with the balcony and hot tub. *Fyne* is currently successfully holiday let generating a good turnover, but would equally be ideal as a second home situated in a sought-after shore-side position.



DETAILS OF ACCOMMODATION

Living Room/Kitchen: 3.94m x 3.10m 'L' shaped, external door to rear, glazed panels and glazed external door to loch-facing **Balcony**, multi-fuel stove and slate hearth with tiled surround, panel heater, fitted with wall mounted and floor standing units with worktops, cooker, fridge/freezer, stainless steel sink with drainer, wall light, ceiling light fitting, wood effect laminate flooring.

Bedroom 1: 2.83m x 2.02m, window to side, glazed panel, fitted double bed and storage, panel heater, wall light, ceiling light fitting, fitted carpet.

Bedroom 2: 2.00m x 1.92m, glazed panel to side, fitted bunk beds and storage, panel heater, wall light, ceiling light fitting, fitted carpet.

Shower Room: 2.96m x 1.78m, glazed panel to side, shower enclosure with electric shower unit and glazed doors, whb in vanity unit with mirror and light over, wc, waterproof wall paneling, wall cabinet, heated towel rail, extractor fan, ceiling light fittings, tile effect laminate flooring.

Contents: The trading furniture and furnishings are included in the sale.

GARDEN

Fyne is surrounded by a good sized garden laid to lawn which extends to the shores of Loch Awe which gives the property Riparian Rights to fish for native species from the shoreline or by boat and provides ideal access for other water pursuits such as wild swimming and paddle boarding. There is a timber balcony accessed from the living area, with **hot tub** and a gravelled driveway to the rear leading off the shared track.



GENERAL INFORMATION

Services: Mains electricity. Shared private water and drainage.

EPC Rating: F30.

Rateable Value: £2,750.

The property is currently rated as a holiday letting business. Should the purchaser use the property for residential purposes a change to **Council Tax Banding** would be required.

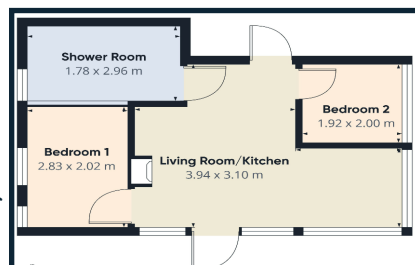
Factoring: A monthly charge is due to the factors, Hacking & Paterson, to cover water testing charges, on site litter collection and maintenance of the shared grounds.

Offers Over: One Hundred & Seventy Thousand Pounds (£170,000). Offers are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior appointment with the Selling Agent.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.

Short Term Letting Licence: The current owners have the appropriate licence from Argyll & Bute Council and all documentation to comply with this are in place. All relevant information to allow for a seamless transfer of the business would be made available to the purchaser.



IMPORTANT NOTICE : Although the sellers or lessors reserve the right to sell or lease their properties without further notice, it is possible that a closing date will be set and interested parties are advised to intimate their interest to Dawsons Estate Agents following inspection of the property. Sellers and lessors are not obliged to accept the highest or, indeed, any offer. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees inspecting properties which have been sold, let or withdrawn. We would advise that availability of the property is checked before journeys are commenced. No warranty will be given by the sellers or lessors in respect of services and any electrical, gas or oil-fired appliances, including any heating system. Dawsons Estate Agents for the sellers or lessors of this property, whose agents they are, give notice that whilst the information contained in these particulars, including quantities, maps and plans, is believed to be correct, it is not guaranteed and intending purchasers must satisfy themselves as to the accuracy of statements made. These particulars do not form part of any contract.

