



## SKERRY CABIN | 35 LOCH AWESIDE CHALET PARK | DALAVICH | PA35 1HS

### GUIDE PRICE: £135,000

Quietly nestled in a delightful rural setting, with enchanting views across surrounding woodland and countryside, Skerry Cabin presents a charming detached timber holiday chalet within the highly sought-after Loch Awe Side Chalet Park at Dalavich. Occupying Site 35 and set within generous garden grounds extending to approximately 0.3 acres, the property further benefits from ample private parking. Beautifully presented and maintained in excellent order throughout, the cabin enjoys double glazing and modern, energy-efficient Rointe electric radiators, complemented by freshly painted white interiors which enhance the bright and welcoming atmosphere. Arranged conveniently over one level, the accommodation centres around a superb open-plan living space flooded with natural light, featuring a striking wood-burning stove and direct access to an impressive decked balcony with elevated views across the grounds and surrounding landscape. A spacious entrance hallway, two well-proportioned double bedrooms, one benefiting from an en-suite cloakroom, together with a contemporary shower room, complete the accommodation. Thanks to its idyllic setting, generous plot and excellent presentation, Skerry Cabin would make a wonderful private holiday retreat or an attractive investment opportunity within the thriving self-catering holiday market.

Dalavich sits on the shores of Loch Awe, one of Scotland's largest and most picturesque freshwater lochs, renowned for its wooded shoreline, scattered islands and spectacular scenery. The area is a haven for outdoor enthusiasts, offering excellent opportunities for fishing, hill walking, cycling and wildlife exploration. The village itself provides a well-stocked general store with Post Office and café, while the vibrant community-run village hall hosts a popular restaurant and bar, alongside regular events and private functions.

- Charming Detached Timber Cabin
- Popular Rural Village Location on the edge of Loch Awe
- Open-Plan Lounge, Kitchen & Dining Area with Wood-Burning Stove
- Two Double Bedrooms (Principal with En-Suite Cloakroom)
- Modern Shower Room
- Entrance Hallway
- Double Glazing & Electric Heating
- Generous Garden Grounds of around 0.3 Acres
- Elevated Decked Terrace, Private Parking & Garden Shed
- EPC Rating: D 60

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**Entrance Hallway 3.0m x 1.8m**

With wooden front door. Fixed window to front. Fitted with cream coloured kitchen units, offset with granite effect work surfaces. Laminate flooring. Doors to shower room, bedroom and open-plan living area.

**Shower Room 1.9m x 1.8m**

With two windows to front. Fitted with modern white suite of WC, wash hand basin set in gloss white vanity unit, and wet-walled shower cubicle with Mira shower.

**Bedroom 3.9m x 2.0m**

With fixed window to side. Built-in double bed with single bunk bed over. Laminate flooring.

**Open-Plan Living Lounge, Kitchen & Dining Area 5.2m x 3.9m**

L-shaped, with double window and fully glazed French doors to rear, and fixed window to side. Wood-burning stove with tiled surround, set on tiled hearth. Fitted with white country-style kitchen units, offset with granite effect work surfaces and upstands. Integral oven. Electric hob with stainless steel extractor hood over. Free-standing Fridgemaster fridge. Laminate flooring. Door to principal bedroom.

**Principal Bedroom 3.9m x 2.0m**

L-shaped, with windows to side. Laminate flooring. Door to en-suite cloakroom.

**En-Suite Cloakroom 1.0m x 1.0m**

With fixed window to side. Fitted with white corner suite of WC and wash hand basin. Laminate flooring.

**Garden**

The property is approached by a private gravelled driveway leading to the front door and providing ample parking, offset with a lawned area and firepit area with benches. The side of the property is also laid to lawn and features a garden shed with wood store, whilst the rear lawned garden is offset with mature bushes and the decked balcony, accessible from the open-plan living area.

**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.

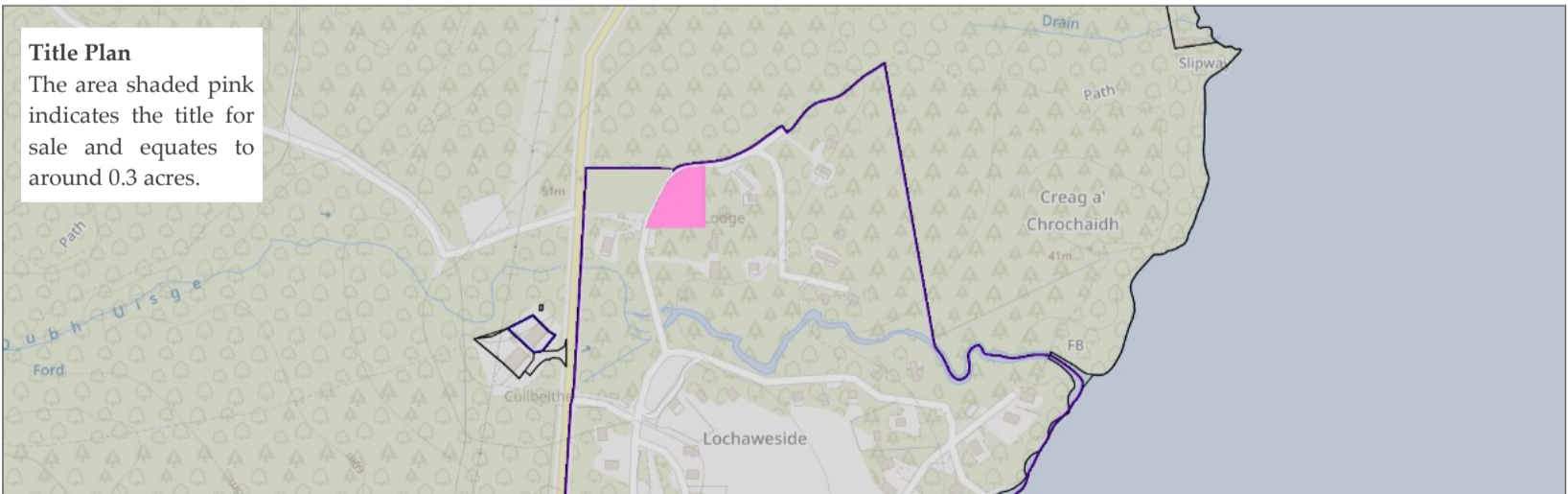
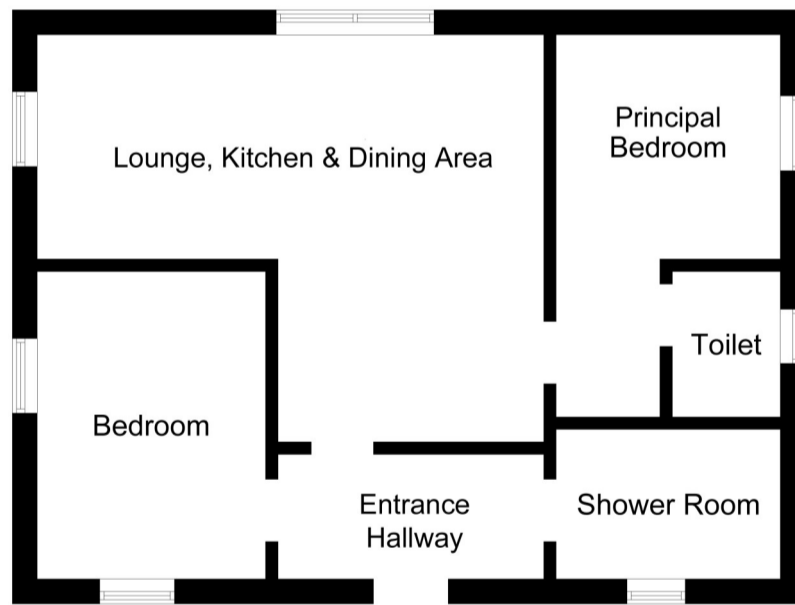
**Travel Directions**

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 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. Skerry is located on the right hand side, across the road from Deer Lodge.

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**Floor Plan**



**Title Plan**  
The area shaded pink indicates the title for sale and equates to around 0.3 acres.

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).

