

**DAWSONS**



**PALMS 1, DUNDONALD LANDING  
NORTH CONNEL, PA37 1RE**

A Most Appealing Holiday Retreat Providing A Superb Business  
Opportunity With Excellent Income Generating Potential  
Situated In An Area Of Outstanding Natural Beauty  
Close To The Shores Of Loch Etive

Spacious Open Plan Sitting/Dining/Kitchen Areas  
2 Bedrooms Both With En-Suite Shower Rooms  
Decked Seating Area : Hot Tub  
Fully Furnished

**Fixed Price £299,000**



## DETAILS OF ACCOMMODATION

**Palms 1** is accessed via a stepped pathway which leads to a decked seating area, beyond which there is access to the property through bi-fold doors opening the length of the front aspect.

**Open Plan Sitting/Dining/Kitchen:** 6.24m x 5.96m, vaulted ceiling, windows to side, Velux roof light windows to side, log effect gas fire, 2 electric heaters, **kitchen area** fitted with a range of units, ceramic hob, oven, microwave, circular sink, dishwasher, fridge/freezer, recessed lighting, wood effect vinyl flooring.

**Double Bedroom with En-Suite Shower Room:** 5.76m x 2.95m overall, vaulted ceiling, external door to rear, Velux roof light window, electric heater, recessed lighting, wood effect vinyl flooring. **En-Suite** with Velux roof light window, shower enclosure with rain head and hand held showers, wc & whb in vanity unit, ladder heated towel rail, wall fully tiled, extractor fan, recessed lighting, tiled floor.

**Twin Bedroom with En-Suite Shower Room:** 5.76m x 2.95m overall, vaulted ceiling, external door to rear, Velux roof light window, electric heater, recessed lighting, wood effect vinyl flooring. **En-Suite** with Velux roof light window, shower enclosure with rain head and hand held showers, wc & whb in vanity unit, ladder heated towel rail, wall fully tiled, extractor fan, recessed lighting, tiled floor.

There are external doors from both bedrooms giving access to a **Hot Tub**.

## GENERAL INFORMATION

**Services:** Mains electricity and water. Private shared drainage. Shared laundry room. Shared driveway and parking area.

There are 3 properties in the development, **Palms 2 & 3** are also available and are similar in style and design to **Palms 1**.

The property is currently successfully holiday let through [www.dundonaldlanding.co.uk](http://www.dundonaldlanding.co.uk) and provides a superb business opportunity.

**Rateable Value:** £2,600. **EPC Rating:** D. Due to planning restrictions this property cannot be used as a permanent home.

**Fixed Price: Two Hundred & Ninety Nine Thousand Pounds.** Offers should be submitted to the Agents.

**Viewing:** Strictly by prior arrangement with the Agents. Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers.



**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.

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