



LITTLE SCOTLAND PORTSONACHAN, DALMALLY, PA33 1BJ

- An Attractively Presented Timber Lodge
- Enjoying Superb Elevated Views Over Loch Awe
- Open Plan Sitting Room/Kitchen/Dining Room
- 3 Bedrooms : Shower Room : Bathroom
- Wrap Around Balcony : Garden And Grounds
- Shore Access With Riparian Rights

Guide Price £180,000

Portsonachan is a picturesque lochside community scattered along the shores of Loch Awe, Scotland's longest fresh water loch and one of its most scenic with its many islands and wooded shores and which is noted for the quality of its game fishing. The town of *Inveraray* is about 14 miles away and provides an excellent range of shops, restaurants and visitor attractions, with Glasgow Airport being around 70 miles away.

Little Scotland is an attractively presented timber lodge, situated at the far end of a small ribbon of similar properties on the shore side of Loch Awe. Equally well suited as an easily managed compact personal holiday retreat or for holiday letting purposes the comfortable accommodation benefits from an effective LPG gas central heating system. A particular feature of note is the combined sitting/kitchen/dining room with direct access to the wrap around balcony with glazed balustrade, giving superb elevated views over Loch Awe. The lodge also benefits from access to the shore frontage giving the owner Riparian Rights to fish from the shoreline or by boat and also provides ideal access for other water pursuits such as wild swimming or paddle boarding, which all adds greatly to the desirability of this property.



DETAILS OF ACCOMMODATION

Sitting/Dining/Kitchen: 8.03m x 4.61m at widest, glazed external door to side, French doors to front, windows to sides, electric fire with wood surround, 4 central heating radiators, 2 ceiling light fittings, fitted carpet, **Kitchen Area** with window to side, fitted with a range of wall mounted and floor standing units, with breakfast bar divider, larder cupboard, stainless steel sink with drainer, gas hob, electric oven, fridge/freezer, washing machine, dishwasher, extractor fan, ceiling light fitting, vinyl flooring.

Hall with ceiling light fitting, fitted carpet.

Bedroom 1: 3.00m x 2.84m, window to rear, fitted wardrobe and dressing table, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite Shower Room:** 1.93m x 1.16m, shower enclosure with glazed door, wc, whb, central heating radiator, extractor fan, ceiling light fitting, vinyl flooring.

Bedroom 2: 3.52m x 2.86m, window to rear, fitted wardrobe and drawer unit, central heating radiator, ceiling light fitting, fitted carpet.

Bedroom 3: 2.87m x 2.23m, window to side, fitted wardrobe, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 2.01m x 1.94m, window to side, bath with hand-held shower and waterproof wall panelling, wc, whb, central heating radiator, extractor fan, ceiling light fitting, vinyl flooring.

GROUNDS

Little Scotland has an impressive wrap around balcony with a small area of easily managed ground surrounding the property, which slopes down to the loch. In addition there is a large area of ground to the far-side of the property. Access is off the B840 single track road, on to a shared track that leads to the parking area for the property. **External Store.**

The property has a right of access to the shore from a track out-with the garden boundaries.

GENERAL INFORMATION

Services: Mains electricity. Shared private water and drainage. LPG gas central heating with combi-boiler.

Note: This property has holiday use planning status.

Contents are available by separate negotiation.

Council Tax Band: B. **EPC Rating:** D62.

Home Report available from the Selling Agents.

Guide Price: One Hundred & Eighty Thousand Pounds (£180,000). Offers are invited and should be submitted to the Selling Agents.

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



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