



CABIN 2 | DALAVICH CHALET PARK | DALAVICH | PA35 1HS

GUIDE PRICE: £135,000

Occupying an exceptional rural position and enjoying views across Loch Awe towards the surrounding countryside, the subjects of sale comprise a detached timber chalet, set within grounds extending to around 0.35 acres and benefiting from shore frontage. Quietly nestled amidst ancient woodland, the property enjoys a superb and tranquil setting. The chalet itself requires some upgrading and would benefit from a thorough clean and clearance, offering an excellent opportunity for improvement. Benefiting from electric heating, the accommodation is currently arranged over the ground floor and comprises an open-plan living area, two bedrooms and a shower room. Fixed wooden steps lead to a mezzanine level, providing a further generous space with a fixed wooden bed in place.

The village of Dalavich is situated on the banks of Loch Awe, one of Scotland's largest and most picturesque freshwater lochs. With its wooded shores and scattered small islands, the area is a popular destination for anglers, hill walkers, cyclists, ramblers and holiday makers. Dalavich itself offers a well-stocked General Store, which includes a Post Office and an excellent Café, whilst the extremely active, community-run village hall also offers a bar and caters for private functions.

Detached Timber Chalet
 Stunning Lochside Location with Shore Frontage
 Open-Plan Lounge, Kitchen & Dining Area
 2 Bedrooms
 Shower Room
 Mezzanine Area with Fixed Bed
 Garden Ground of around 0.35 acres
 Parking for One Vehicle
 EPC Rating: E 47

MacPhee & Partners
 Top Floor, 26 George Street, Oban, PA34 5SB
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Entrance Hallway 1.9m x 1.0m

With fixed panel above front door. Door to shower room and open to living area. Wooden panelled walls and ceiling.

Shower Room 2.4m x 1.0m

With fixed panel to front. Fitted with white suite of WC, wash hand basin, and shower cubicle with electric shower. Wet-walling and wooden panelled ceiling. Heated towel rail.

Open-Plan Lounge, Kitchen & Dining Area 6.1m x 5.1m

L-shaped, with windows to loch views and to sides. Open fire set in brick chimney. Fitted with cherry effect kitchen units, offset with granite effect work surfaces. Integral NEFF oven. NEFF electric hob. Integral fridge and integral freezer. Integral NEFF dishwasher. Stainless steel sink unit. Tiled splashback. Wooden walls and flooring. Patio doors to raised decking area. Wooden panelled walls and ceiling. Fixed wooden steps to the mezzanine level. Doors to bedrooms.

Bedroom 2.8m x 2.0m

With fixed panel to front and window to side. Built-in shelving. Wooden panelled walls and ceiling.

Bedroom 2.0m x 1.9m

With fixed panel to front. Fixed wooden bunk beds and desk. Wooden panelled walls and ceiling.

Mezzanine Level 5.9m x 2.0m

L-shaped, with windows to front and rear. Fixed wooden bed. Wooden panelled walls and ceiling.

Garden

The property benefits from generous garden grounds of around 0.35 acres and boasts shore frontage. The grounds are currently laid in the main to natural lawn, offset with mature trees and bushes, and offer an essentially blank canvas for the successful purchaser. A raised deck taking in the best of the views over Loch Awe is accessed from the open-plan living area. The title includes parking for one vehicle.

Further Information

A monthly charge of around £87 per month applies and is paid to Hacking and Paterson factors. This 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.

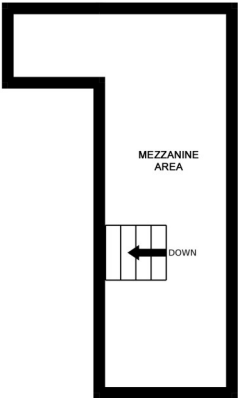
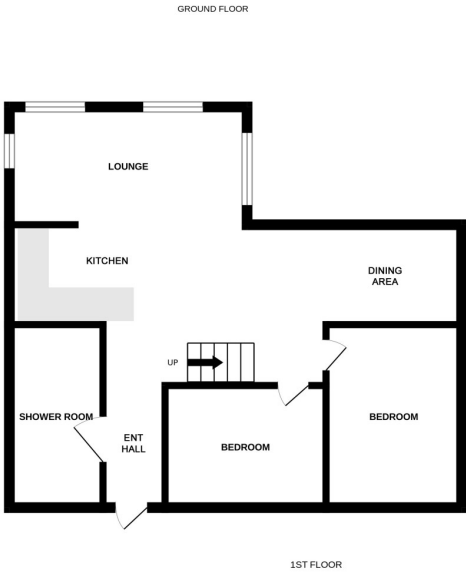
Travel Directions

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 Kilchrenan and at Kilchrenan turn right to Dalavich. After passing the road sign for Dalavich, look out for two detached bungalows on your right hand side and continue ahead (pass the first turning for the park on the left). Turn left immediately after the next sign for Dalavich, and turn left again into the chalet park. Follow the road, passing the Dalavich Community Centre and Chalet Number 2 is the second property located on the right hand side.

 **what3words** **cabin.sensitive.pictured**



Floor Plan



Title Plan



Title Plan
The area shaded pink indicates the title for sale and equates to around 0.35 acres. The yellow shading indicates the parking for Cabins 1, 2 & 3 for one vehicle each.