



**28 DALAVICH BY TAYNUILT,
PA35 1HN**

OFFERS IN THE REGION OF £210,000

Stewart Balfour and Sutherland are delighted to bring to the market this attractive three-bedroom family home, enjoying a peaceful rural setting close to the shores of Loch Awe, with beautiful gardens, spacious accommodation and excellent energy-saving features, **EARLY VIEWING IS A MUST**

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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28 DALAVICH BY TAYNUILT,

- Three double bedrooms • Air-source heat pump • Solar panels & battery storage • Beautiful cottage-style gardens • Ample parking & outbuildings • Ensuite in the master Bedroom



28 Dalavich is an attractive three-bedroom family home enjoying a peaceful setting within the popular rural village of Dalavich, on the western shores of Loch Awe. Offering spacious accommodation, beautifully landscaped gardens and excellent energy-efficient features, the property is ideally suited to those seeking a quieter pace of life within a welcoming community.

The accommodation is entered via a spacious hallway with useful storage cupboards, one of which houses the hot-water cylinder and equipment associated with the air-source heat-pump system. To the left is a bright and spacious living room, enjoying a dual aspect to the front and rear and featuring an attractive log-burning stove, creating a cosy focal point during the colder months. The modern fitted kitchen is well appointed with a range of contemporary wall and base units and wipe-clean work surfaces. Windows to the side and rear provide excellent natural light and attractive garden views. A doorway leads through to a useful sunroom, which could equally serve as a dining room and provides a lovely space from which to enjoy the rear gardens.

Completing the ground-floor accommodation is a generous four-piece family bathroom comprising a bath, separate shower cubicle, pedestal wash-hand basin and WC and on the first floor are three well-proportioned double bedrooms, providing excellent accommodation for a family, together with useful attic storage.

A particular feature of 28 Dalavich is its impressive energy-efficient specification, with an air-source heat pump complemented by roof-mounted solar panels and two battery-storage units, helping to reduce reliance on mains electricity and potentially keeping household running costs lower.

Externally, a recently installed tarmac driveway provides ample off-road parking for several vehicles. The beautifully landscaped rear gardens have been created in an attractive country-cottage style, with varied planting providing seasonal interest while creating an excellent habitat for local wildlife. Several useful timber outbuildings are positioned throughout the grounds, the largest comprising an insulated store/garage offering excellent additional storage or workshop space.









Total area: approx. 109.7 sq. metres (1180.5 sq. feet)



NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

Campbeltown
Kinloch Hall
Lochend Street
PA28 6DL
Campbeltown
Argyll
PA28 6DL

01586553737
sales@sbsproperty.co.uk
sbsproperty.co.uk

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SBS Cameron Macaulay
SBS Edingtons WS
SBS Property Shop