

TAIGH NAN CON | 8 LOCH AWESIDE CHALET PARK | DALAVICH | BY TAYNUILT | PA35 1HS





REDUCUED GUIDE PRICE—£129,000

Occupying an exceptional rural position, with stunning countryside views, Taigh Nan Con offers a superb, detached holiday chalet, located within the popular Loch Aweside Chalet Park, at Dalavich. Quietly nestled in a peaceful woodland setting, around only one hundred metres from magnificent Loch Awe, the property is further enhanced by the generous garden grounds, equating to around a third of an acre, and includes ample parking. Benefiting from double glazing, electric heating, and an impressive wood burning stove, the chalet is in very good order throughout, and provides a bright open-plan lounge, kitchen and dining area, two bedrooms and a modern fitted shower room. In addition to the accommodation on offer, an elevated timber deck embraces the property on three sides, providing excellent relaxation spaces, and includes a hot tub with gazebo and a striking wooden sauna. Taigh Nan Con enjoys holiday use all year round and would provide an idyllic holiday retreat or as a holiday let in a buoyant self-catering market as currently used, with short term licence 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.

- Attractive Detached Timber Holiday Chalet
- Popular Rural Village Location with Stunning Countryside Views
- In Very Good Order
- Open-Plan Lounge, Kitchen & Dining Area
- Two Bedrooms & Shower Room
- Double Glazing & Electric Heating
- Generous Garden Grounds of around 0.3 Acres with Parking
- Elevated Decked Balcony with Hot Tub
- Separate Decked Terrace with Sauna
- Short Term Licence in place
- EPC Rating: E 39

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Accommodation

Open-Plan Lounge, Kitchen & Dining Area 5.2m x 3.9m
L-shaped, with UPVC glazed front door. With double window to rear, glazed panel to side, and fully glazed French doors with fully glazed side panel, to rear decked area. Vaulted wooden ceiling. Wood burning stove set on slate hearth. Fitted with cream coloured kitchen units, offset with granite effect work surfaces. Euro Kera cooker unit. Stainless steel splashback and extractor hood over. Stainless steel sink unit. Laminate flooring. Doors to bedrooms and shower room.

Bedroom 2.8m x 2.0m
With window and two glazed panels to side. Vaulted ceiling. Built-in double bed. Built-in shelving and hanging rail.

Bedroom 2.0m x 1.9m
With glazed panel to side. Vaulted ceiling. Built-in bunk beds.

Shower Room 3.0m x 1.8m
With glazed panel to side. Fitted with modern white suite of WC, wash hand basin set in gloss white vanity unit and fully wet walled shower cubicle with Triton shower. Marble effect wet walling. Heated towel rail.

The clients have indicated they may be willing to include the furniture subject to separate negotiation.

Garden
A gravelled parking area is located to the front of the property, leading to the enclosed decked terrace. A small gate leads around the side to the external sauna, and on to the spacious raised decked veranda, featuring a hot tub with gazebo, and French doors to the open-plan living area. The remainder of ground is laid to natural lawn, offset with mature trees, a covered seating area and a fire-pit, with the title equating to around 0.3 acres. Loch Awe is close by, beautifully bordered by ancient woodland.

Further Information
A monthly charge of £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.







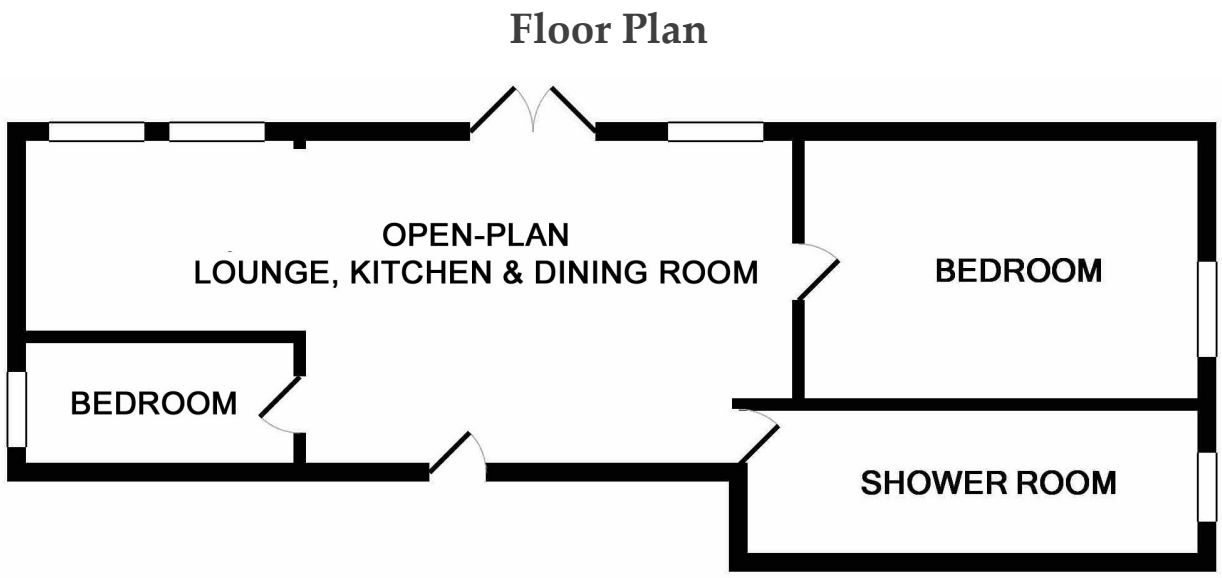




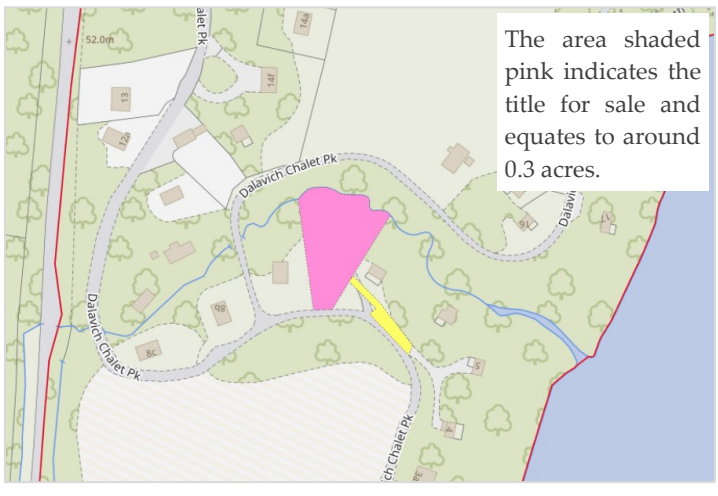





Floor Plan



Title Plan



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 straight ahead, passing the Dalavich Community Centre, and Taigh Nan Con is the 9th property you come to, located on the right.

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)'.