



## 3 Bed Semi Detached

8 Dalavich, Dalavich, by Taynuilt, Argyll, PA35 1HN

Guide Price: £195,000

Inviting family home with stunning Loch Awe views and shore access, set in the tranquil rural village of Dalavich near Taynuilt. This property has been recently upgraded with modern décor throughout. Fully landscaped gardens with numerous vantage points and a well-appointed detached summer house providing additional living space for study, hobbies or relaxation. The welcoming community has a local shop, post office, café and Community clubhouse with bar facilities, which hosts numerous live events and activities. Watercraft enthusiast's paradise, with mooring rights and riparian fishing rights. Comprising: Lounge/Diner, breakfasting kitchen, 3 double bedrooms, family bathroom, shower room and floored loft with drop down ladder. The property further benefits from recently installed oil central heating system, electrics upgrades with certificate, double glazing, wood burning stove, enclosed front and rear gardens, log store, private driveway parking for multiple vehicles, oak interior doors, oak flooring, ample storage and linked smoke detectors throughout. Broadband, 4G and digital television are available. EPC rating C69 - Council Tax Band B.



  
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## Entrance

Exterior door from front garden with glazed insert to tiled porch. Space, power and plumbing for washing machine, triple aspect windows, matching cabinets and worktop.

## Hallway 3.55m x 0.90m

Engineered oak flooring, central heating radiator, socket point, under stairs cupboard with coat hooks and storage space, heat control panel and spotlighting.

## Lounge/Diner 5.47m x 3.57m

Welcoming room with stunning loch views through glazed patio doors to the rear and window views to the front garden. Solid oak flooring, space for lounge and dining furniture, recently installed wood burning stove with tiled hearth and oak mantle above provide the focal point to the lounge area. Central heating radiator, spot and pendant lighting, tv and socket points.

## Kitchen 3.45m x 2.94m

Quality, Ivory shaker style wall and base units with curved cabinets and a variety of storage options throughout. Space for two at breakfast bar with loch views. Marble worktops and stainless steel sink with Brita clearwater filter tap. Dual aspect window views to the rear with the loch in the background and to the side of the property. Entry door to rear gardens, ceramic tiling to floor with underfloor heating, central heating radiator, USB socket points, integrated dishwasher, extractor hood above cooker space and spotlighting. Access to recently landscaped rear garden with numerous vantage points and steps to summer house.

## Bathroom 1.83m x 1.77m

Contemporary three piece suite with Whirlpool jacuzzi bath, WBH with mixer tap and WC with concealed cistern. Dual fuel heated towel rail, vanity storage cabinet, Moroccan style tiled flooring, opaque window to rear, spotlighting, extractor fan and tiled splashbacks.

## First Floor

Carpeted staircase with mid level landing and window view to side. First floor hall with carpeted flooring, spotlighting, smoke alarm and window to front gardens. Loft hatch access with drop down ladder to floored storage area.

## Bedroom One 4.42m x 2.86m

Spacious double bedroom with superb loch and garden views to the rear and to the side of the property. Plenty room for freestanding bedroom furniture, triple inbuilt wardrobes with sliding doors, carpeted flooring, spotlighting at wardrobe area, pendant lighting, central heating radiator and socket points.

## Bedroom Two 3.24m x 2.73m

Double bedroom with elevated loch views to the rear, ample space for freestanding bedroom furniture, carpeted flooring, pendant lighting, central heating radiator and socket points.

## Bedroom Three 3.19m x 2.70m

Double bedroom with garden views to the front, ample space for freestanding bedroom furniture, double inbuilt wardrobes, carpeted flooring, spotlighting, pendant lighting, central heating radiator and socket points.

## Shower Room 1.76m x 1.61m

Modern three piece suite with walk-in thermostatic shower enclosure, WBH with mixer tap and WC with concealed cistern. Dual fuel heated towel rail, vanity storage cabinet, Moroccan style tiled flooring, opaque window to rear, wall mounted LED mirror, spotlighting, extractor fan and tiled splashbacks.

## Summer house 4.58m x 3.27m

A wonderful addition to the property. Detached summer house positioned in the rear gardens with wonderful loch and garden views offering flexible additional space for all the family. Timber cladding to insulated interior walls, tile effect vinyl flooring, spot lighting and feature wall lighting, glazed doors, socket points, smoke detector and plenty of space for freestanding furniture. Raised deck to the front with space for outdoor seating.

## Gardens

Easily maintained and enclosed front and rear gardens have been fully landscaped and drained with fenced and gated boundaries. Ample driveway parking at rear for multiple vehicles or small boat storage. Log store to side of the property, outside tap, outside power points and whirligig clothes dryer at rear. The

front garden has slabbed pathways, steps and a seating area with decorative stone chipped border with dry stone wall frontage and various established shrubs at the borders. A gate to the side welcomes you to the rear gardens which are landscaped to a high standard. At the top there is a patio with seating area to enjoy the wonderful view or hosting bbq's. There is an impressive array of flowering perennials and annuals in the tiered bedding plots. Further decorative trellis, gazebo pergola, wildlife pond and stone chipped areas define the garden well. At the end of the garden a pathway allows you to be on shores of Loch Awe within a minutes walk.

## Location

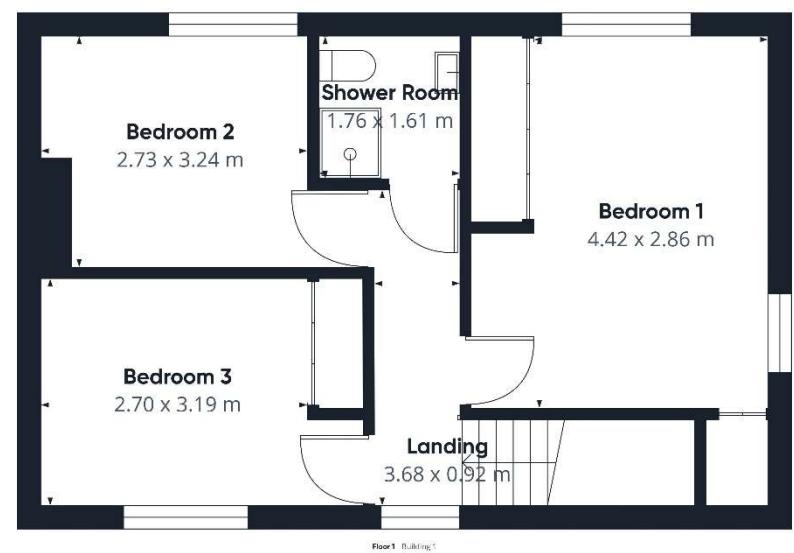
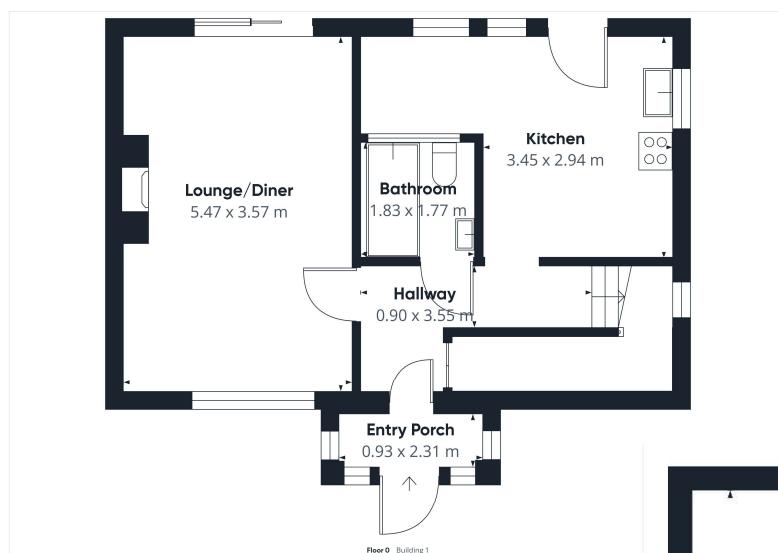
Dalavich lies on the western banks of Loch Awe one of the largest and most scenic freshwater lochs in Scotland and is approximately 30 miles from Oban and 22 miles from Lochgilphead. Dalavich has a shop, post office, cafeteria and a community run restaurant and bar. The area boasts beautiful woodland walks, cycling, permit fishing and boat hire among the many pursuits in the area. A short drive away in Oban you can visit the local distillery, browse the many specialty shops, or catch a ferry to one of the neighbouring islands. Ideal location for a relaxing lifestyle or exploring the many highlights Argyll has to offer.

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