

# ACHNACOIN COTTAGES

DALMALLY, ARGYLL AND BUTE



**Galbraith**



# ACHNACOIN COTTAGES, DALMALLY, ARGYLL AND BUTE

A fantastic lifestyle property with 2 cottages, stables and a paddock in a superb location.

Dalmally 0.5 miles ■ Tyndrum 12.2 miles ■ Inverary 16 miles  
Oban 25 miles ■ Glasgow 70 miles

Approximately 5.60 acres (2.27 hectares)

Offers Over £525,000

- Two lovely 2 bedroom modular homes with well-proportioned reception spaces
- High quality stables with 3 loose boxes, hay store and a tack room
- Pretty paddock leading to the River Orchy
- Beautiful views of the surrounding mountains and glens
- Superb location close to Crianlarich, Oban and Glencoe
- Opportunity to be a full time home or continue as a holiday let

**Galbraith**

Perth  
01738 451111  
perth@galbraithgroup.com

 OnTheMarket



Cottage 1



Cottage 1



Cottage 1



Cottage 1

### SITUATION

Achnacoin Cottages lie in the village of Dalmally in the county of Argyll and Bute. Dalmally is a pretty village near Kilchurn Castle on the A85, the main route to Oban and the West Coast. The village has a great range of local amenities including a village shop, surgery, pharmacy, community centre and primary school. Dalmally also has great transport links with a train station offering regular west highland line services to Oban and Glasgow.

The popular town of Oban is only 35 minutes drive and provides a superb range of facilities including supermarkets, local and national retailers, cafes and restaurants and primary and secondary schooling. Oban also provides ferry services to the Hebrides. Tyndrum can be reached in just 15 minutes and Glencoe in 45 minutes. The centre of Glasgow is easily reached in approximately 1 hour 45 minutes drive with its excellent city amenities and international airport.

Achnacoin Cottages are ideally located to make the most of the highlands of Scotland and the stunning west coast have to offer. For hikers there is a superb network of paths locally, the West Highland Way nearby and no less than 9 Munros within 10 miles of the property. There is also a good network of cycle tracks and paths for mountain biking. Water sports can be enjoyed locally in Oban and skiing is available at the well-regarded Glencoe Mountain Resort.

### DESCRIPTION

Achnacoin Cottages comprises two beautiful modular homes that provide cosy, stylish accommodation with the opportunity to create a wonderful lifestyle with ample flexibility. Designed by The Wee House Company the houses are efficient and easy to maintain with a timber finish under a corrugated roof.

The first cottage, Achnacoin, lies closer to the paddock and stables and has a cosy sitting room with a wood burning stove and French doors to the decking in the garden. Off the sitting room is a modern kitchen which also has a door to the garden. There are two generous double bedrooms

which have ample natural light and are tastefully decorated as well as a spacious family bathroom. Within the garden is a sturdy, insulated, wooden shed with lights and power sockets that could be a studio or children's summerhouse.

The second cottage, Fortingall, sits just to the east of Achnacoin and has a lovely open plan kitchen and sitting room with French doors to a private deck. There are two generous double bedrooms and a family bathroom with a large walk in shower.

The houses offer flexibility with the potential for a multitude of different uses from continuing as a holiday let, to providing superb full time home with the opportunity for multi-generational living.

### ACCOMMODATION

**Achnacoin:** Entrance Hall, Sitting Room, Kitchen, 2 Double Bedrooms, Family Bathroom.

**Fortingall:** Entrance Hall, Open Plan Kitchen/Sitting Room, 2 Double Bedrooms, Family Bathroom.

### GARDEN AND GROUNDS

Achnacoin Cottages enjoy a lovely location within a generous plot extending to approximately 5.60 acres (2.27 hectares). Each of the cottages has a private decking and front garden with a communal garden area to the rear and both have access to off street parking with ample room for multiple cars.

Further to the garden space there is a generous paddock which has previously been used as a smallholding but in recent years has been allowed to return more to nature providing habitat for a wide variety of plants, insects, animals and birds and creating a lovely peaceful space to enjoy the surroundings. Running right down to the River Orchy the paddock is surrounded by beautiful native trees and also has a pretty burn running up the wester edge. Enclosed by fencing the paddock could easily be used again for smallholding purposes or for keeping horses, and also has

the potential to be a space for a variety of other uses, subject to the necessary permissions.

The paddock has its own access from the public road with well maintained track that leads down to the stables. The stables are sturdy and well maintained with three loose boxes and a hay store/ tack room.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Rateable Value	EPC	Broadband	Mobile
Achnacoin	Mains	Mains	Private	Freehold	LPG	£2600	C	FTTP	YES
Fortingall	Mains	Mains	Private	Freehold	LPG	£2600	C	FTTP	YES

#### FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

#### ACCESS

Achnacoin Cottages can be access directly from the B8077 using a shared access track. There is a right of access in favour of Achnacoin Cottages over the shared access track.

#### DIRECTIONS

From the A85 running through Dalmally take the exit signposted Stronmilchan B8077. Follow this road, crossing the Dalmally bridge and the continuing for approximately 0.2 miles. Achnacoin Cottages will be on the left.



Cottage 2



Cottage 2



Cottage 2





#### **POST CODE**

PA33 1AS

#### **WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///sums.insiders.shuffles

#### **SOLICITORS**

Irving Geddes, Comrie, Drummond Street, Comrie, Crieff, Perth and Kinross, PH6 2DW

#### **LOCAL AUTHORITY**

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll and Bute, PA31 8RT. T: 01546 605522.

#### **FIXTURES AND FITTINGS**

No items are included unless specifically mentioned in these particulars. Furniture may be available by separate negotiation. Further details are available from the selling agents.

#### **VIEWINGS**

Strictly by appointment with the Selling Agents.

#### **ANTI MONEY LAUNDERING (AML) REGULATIONS**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

#### **AMC PLC FINANCE**

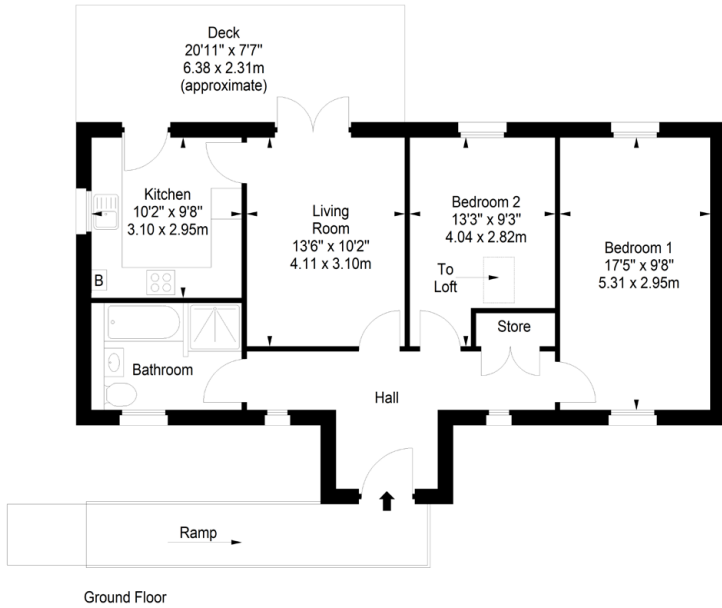
Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 01786 435047 Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com)



**House 1,  
Achnacoin Cottages,  
Dalmally,  
Argyll and Bute, PA33 1AS**



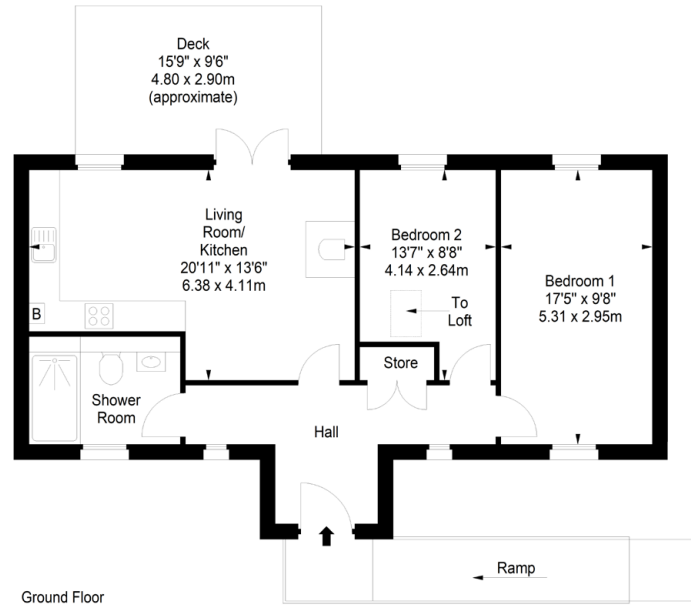
Approx. Gross Internal Area  
737 Sq Ft - 68.47 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**House 2,  
Achnacoin Cottages,  
Dalmally,  
Argyll and Bute, PA33 1AS**



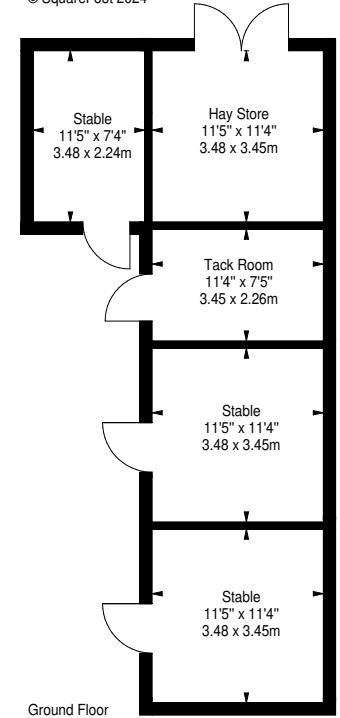
Approx. Gross Internal Area  
736 Sq Ft - 68.37 Sq M  
For identification only. Not to scale.  
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**Stables,  
Achnacoin Cottages,  
Dalmally,  
Argyll and Bute, PA33 1AS**



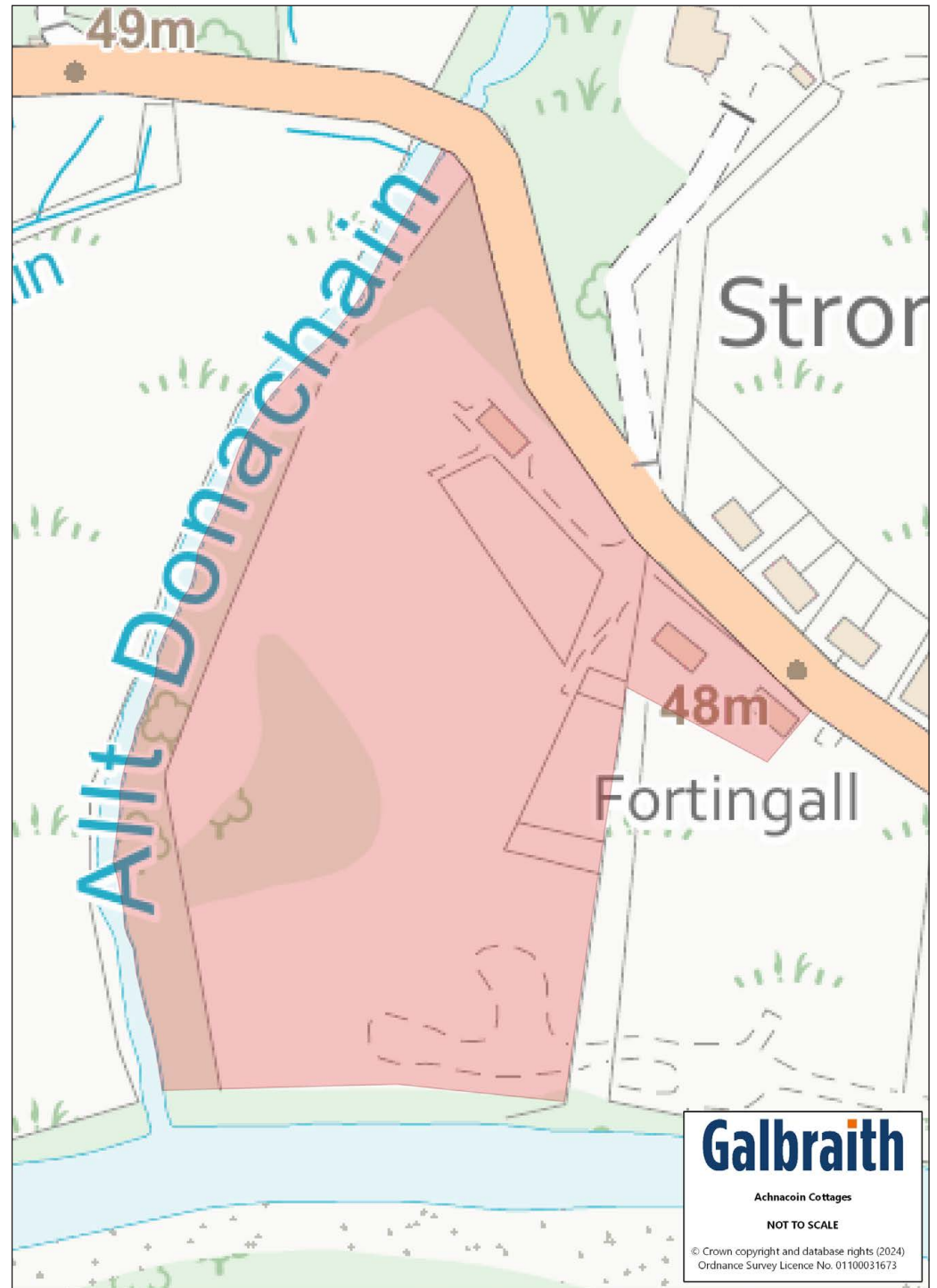
Approx. Gross Internal Area  
577 Sq Ft - 53.60 Sq M  
For identification only. Not to scale.  
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**IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.











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