



Inverchaolain Cottage, Shore Road, Colintrave, Argyll

www.robbresidential.com







Inverchaolain Cottage

Shore Road, Colintrave, Argyll, PA22 3AT

Rothesay 9 miles, Dunoon 21 miles,
Glasgow Airport 44 miles, Glasgow City 53 miles

A rare opportunity to secure a pretty coastal property with a mooring, in a situation of great natural scenic beauty at the world famous Kyles of Bute.

Ground Floor:

Front door to entrance hall/sitting room, dining/breakfasting area, kitchen, under stair storage cupboard, formal sitting room. Door to rear hallway, bedroom 1 (master), walk in cupboard, shower room, shelved linen cupboard, from rear hallway to rear enclosed porch, storage cupboard, family bathroom.

First Floor:

Via a carpeted staircase to first floor landing, bedroom 2 with double fitted wardrobes, bedroom 3 with walk in cupboard, bedroom 4 with walk in cupboard, access to property eaves.

Outbuildings:

Detached general purpose shed, secondary general purpose shed, timber log store.

Gardens:

Via stone gate piers and wrought iron gates to private gravel driveway, vehicular hardstanding and parking. Front gardens laid mainly to grass with assorted colourful shrubs and bushes. Flagstone pathway/patio around the house to rear gardens, raised lawn fringed with native trees and with a pretty stream running through the rear grounds to the water front. The gardens are very pretty and are mainly bound by a post and wire fence, shrubs and bushes which shelters the property and provides privacy.

Moorings:

A boat mooring is located immediately in front of the property and is included in the sale.

About 0.442 of an acre



Situation

Inverchaolain Cottage has a stunning coastal situation on the edge of the Cowal Peninsula just south-west of the narrows of the famous Kyles of Bute. There are spectacular uninterrupted water views from the property over the East Kyle, where there is frequent passing of West of Scotland boating and sailing craft.

The area is famous for its stunning natural scenic beauty with deep and narrow sea lochs and high-sided glens which provide a scenic boating route through from the Clyde estuary to Colintraive, Tighnabruaich, Portavadie and the fishing village of Tarbert at Loch Fyne. From Ardrishaig near the head of Loch Fyne it is on through the Crinan Canal to the Western Isles.

Colintraive has a hotel with a friendly bar and an enviable reputation for gastro pub and restaurant cuisine, a shop, post office, heritage centre, community garden and an all-weather bowling green. From Colintraive there is a short and regular 5-minute Calmac ferry crossing to the neighbouring Island of Bute. The main town on Bute is Rothesay where there are local shops, a supermarket and a further ferry to the Clyde coast. The other main centre in the area is Dunoon which provides further shops, supermarket and services, in addition to two competing ferry services across the Clyde. Excellent local medical services are delivered from Tighnabruaich.

There is a local primary school at Glendaruel and secondary schooling is available at Dunoon Grammar, which has an excellent reputation. A school bus runs from Colintraive to Dunoon Grammar in the morning and afternoon to transport students to and from school. It is possible for some of the students to board at the school.

The area offers much in the way of relaxing outdoor pursuits, including yachting and boating, golf, fishing, hill walking and country walks in an area rich in history. The Cowal Way stretches from Portavadie on Loch Fyne and travels for some 31 miles to Arrochar through some of the most dramatic and picturesque sea and landscapes on the west coast.

A scenic 9-hole golf course is at Kames, with further courses on the Island of Bute and at Dunoon. Sea, river and loch fishing are also available in the area as are a number of shoots run either commercially or by syndicates. Some of the local estates allow stalking by arrangement.

Local bus services run to Tighnabruaich, Rothesay and Dunoon.

The Braehead retail village to the west of Glasgow is only 47 miles (including a short ferry crossing over the Clyde) and has Marks & Spencer, Sainsbury's, a range of High Street multiples, plus an IKEA superstore. Marks & Spencer, Tesco and Morrisons each have large outlets in Greenock, circa 10 minutes (in normal driving conditions) from the Gourrock ferry terminal.

The city of Glasgow is 53 miles by ferry and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Inverchaolain Cottage is a very pretty detached cottage style property on a fine south facing coastal site at Colintraive on the famous Kyles of Bute.

The accommodation is light, bright and spacious and laid out over two easily managed levels. Inverchaolain Cottage is of dressed stone exterior with timber clad upper gable ends and all under a dark tiled roof.

The house is perfect and well set up for principal family living; Colintraive is also a well-known West of Scotland holiday and short break destination and so offers scope as a second or income producing holiday home.

Front door to entrance hall/sitting room with original fireplace, dining/breakfasting area, kitchen, under stair storage cupboard, formal sitting room with bay windows, log burning stove. Door to rear hallway, bedroom 1 (master), walk in cupboard, shower room, shelved linen cupboard, from rear hallway to rear entrance porch. Storage cupboard housing electrical switch gear, family bathroom.

Via a carpeted staircase to first floor landing, bedroom 2 with double fitted wardrobes, bedroom 3 with walk in cupboard, bedroom 4 with walk in cupboard, access to property eaves.

Detached general purpose shed of brick relief and timber clad surround under a corrugated sheet roof. Secondary general purpose shed of timber clad construction under a corrugated sheet roof. Timber log store.

Via stone gate piers and wrought iron gates to private gravel driveway, vehicular hardstanding and parking. Front gardens laid mainly to grass with assorted colourful shrubs and bushes. Flagstone pathway/patio around the house to rear gardens, raised lawn fringed with semi ancient native trees and with a pretty stream running through the rear grounds to the water front. The gardens are very pretty and are mainly bound by a post and wire fence, shrubs and bushes which shelters the property and provides privacy.

Moorings

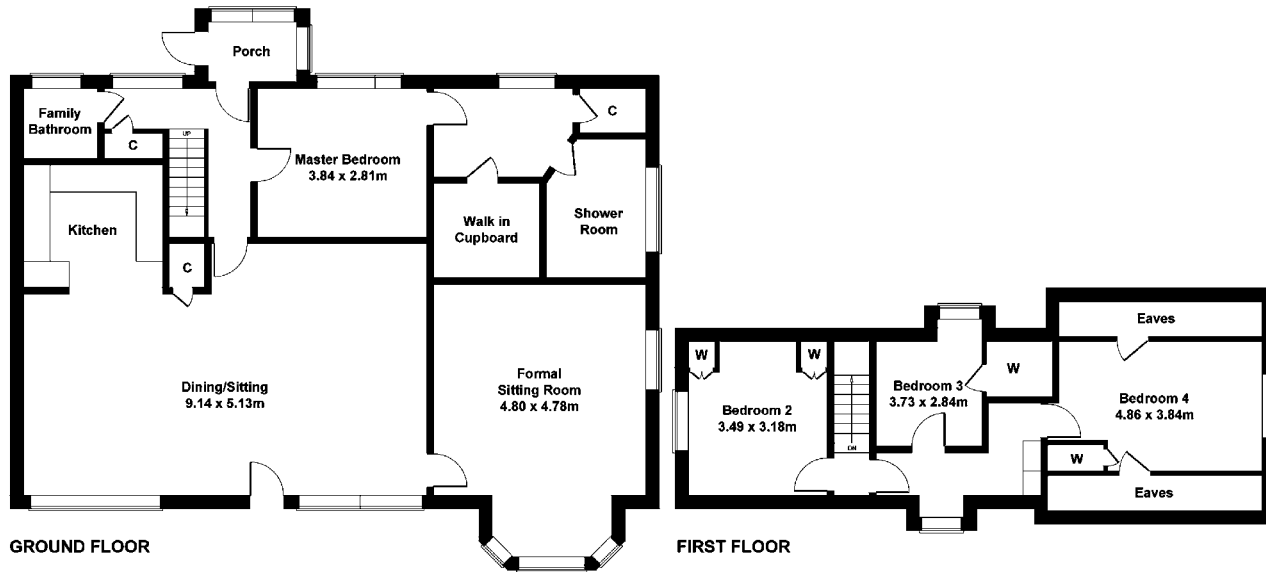
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Floorplan and Site Location

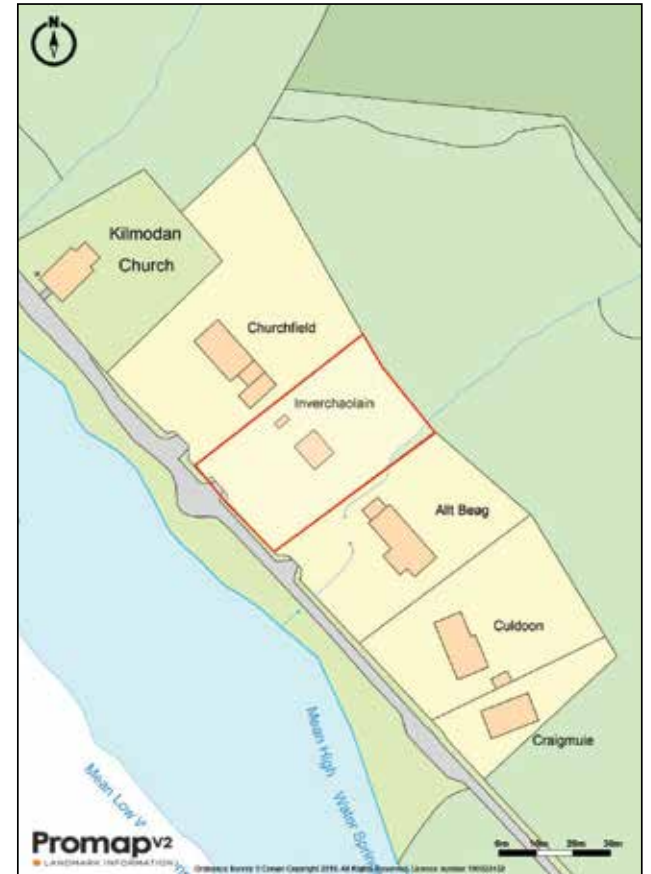
Inverchaolain, Colintrave, Argyll and Bute, PA22 3AT



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



Local Authorities

Argyll & Bute Council. Tel: 01546 602 127

Services

Inverchaolain Cottage is serviced by mains water supply, drainage by private septic tank, electric storage heaters assisted by the log burner, double glazing. Note: The services have not been checked by the selling agents.

Council Tax

Inverchaolain Cottage is in Band E and the amount of council tax payable for 2019/2020 is £1,719.66.

Viewing

Viewings Strictly by appointment with Robb Residential. Telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Travel Directions

From Glasgow city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Keep going straight (parallel to the shoreline) through the adjoining towns of Greenock and Gourock on the A770 for 8 miles to reach the Western Ferry terminal at McInroys Point (this is the second of the two ferry terminals and provides a more frequent service). Take the ferry to Hunters Quay, Dunoon. Leaving the terminal turn right onto the A815. At the 'T' junction adjacent to the marina in Sandbank turn right. After approx 1.5 miles turn left on to the B836. Travel for 11 miles before turning left on to the A886. Follow signs for Colintrave and travel for 4.5 miles. On arrival in Colintrave proceed past the Calmac ferry terminal and

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



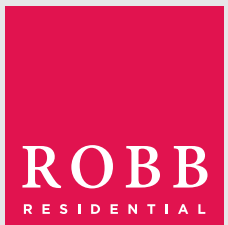
past the hotel. From the hotel, travel for a further 1.3 miles to find the bell mouth entrance to Inverchaolain Cottage on the left-hand side, the second property after the church.

An alternative route is to travel west on the M8 from Glasgow, take the exit marked 'Erskine Bridge' and cross over the bridge following the sign for Dumbarton/Crianlarich which leads you on to the A82. Follow the A82 through Dumbarton and up the west shore of Loch Lomond. Two thirds the way up Loch Lomond at Tarbet follow the road round to the left on to the A83. Pass through Arrochar. Just before Cairndow turn left on to the A815. At Strachur turn right on to the A886 which takes you to Colintrave. On arrival in Colintrave follow directions as above.

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken in May 2019.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



150 St Vincent Street,
Glasgow
G2 5NE

sales@robbresidential.com

Tel: 0141 225 3880