



Egmont, Toward, Argyll & Bute
www.robbsresidential.com







Egmont

Toward, Argyll & Bute, PA23 7UA

Dunoon 6.5 miles Glasgow Airport 31 miles (via ferry)
Glasgow City 38 miles (via ferry)

A beautifully finished detached home with very pleasant immediate garden grounds, which extend down to meet the high-water mark.

Ground Floor:

Outer twin leaf storm door to entrance vestibule with cloaks hooks, inner front door to welcoming entrance hall, open plan contemporary kitchen to formal dining area. Twin leaf doors to formal sitting room, stylish family bathroom, general purpose hall store, bedroom 1, contemporary en suite shower, rear hall leading to laundry room and boiler room, bedroom 2 (currently set up as a games room/TV room), home office/study, under stair store cupboard.

First Floor:

Via carpeted staircase to first floor, bedroom 3, bedroom 4 with double fitted wardrobes, bedroom 5, double fitted wardrobes, access to property eaves, contemporary family shower room.

Outbuildings:

Detached single garage with manual up and over shutter door under a tiled roof. Timber log stores, boiler house.

Gardens:

Accessed via twin wrought-iron gates, a private driveway provides ample vehicular hardstanding, together with generous parking and turning facilities. The front gardens are predominantly laid to level lawn and are enhanced by a colourful selection of flower beds, shrubs, and established planting, providing year-round interest and appeal. To the side of the property, a paved patio terrace offers an ideal setting for al fresco dining, outdoor entertaining, or simply relaxing and enjoying the evening sun. The rear gardens are also laid to lawn and extend directly to the foreshore, where a substantial timber deck creates a wonderful vantage point for entertaining guests, taking in the coastal surroundings, and watching the passing boats and marine activity. Egmont occupies a truly exceptional waterfront position and presents a rare opportunity to acquire a home with direct access to the water, complemented by breathtaking views and an enviable coastal lifestyle.

About 1 acre in all.

Situation

Egmont is situated in the ribbon coastal hamlet of Toward, on the Cowal Peninsula in the west coast of Scotland.

Toward Lighthouse is the prominent and well known local landmark of the district and Egmont is about half a mile to the west of the light house.

The bustling west coast town of Dunoon is about 6.5 miles to the north. Dunoon is the main town of the Cowal Peninsula and has a complete range of shopping, leisure and professional services. The town has a good range of welcoming pubs and restaurants, a theatre, cinema, swimming pool and leisure centre.

The area is well served by reputable primary and secondary schooling including Toward, St Muns and Strone Primary Schools and Dunoon Grammar School.

At Dunoon there are both the Caledonian MacBrayne and Western Ferries terminals from where there are frequent passenger and vehicular sailings across to Gourock. From here, the road and public transport links make it possible to commute on a daily basis to Glasgow and the central belt. Holiday makers to Cowal experience the feeling of apparent mainland detachment created by the pleasant short ferry crossing.

It is also possible to drive to Glasgow via Loch Lomond which takes a little longer but is via some of the most famous and breathtaking countryside in western Scotland.

Dunoon is the gateway to the Loch Lomond and Trossachs National Park and it has some of the most dramatic and picturesque scenery in the west of Scotland.

As with most parts of Scotland one is never too far from a golf course and Dunoon is no exception the district having three challenging courses.

The expanding Holy Loch Marina is nearby with its berthing and associated chandlery services, an excellent base from which to sail and explore the world famous lower Clyde and Kyles of Bute inland sea lochs and waterways.

Sea fishing is available on the Firth of Clyde and it is possible to fish for salmon and sea trout by permit on some of the rivers and lochs of the district.

Some of the local estates can, by arrangement, offer rough and commercial shooting as well as opportunities to stalk for roe, sika and red deer.

The area is renowned for its spectacular scenery and wildlife, there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country.



Description

Egmont is an extremely well-presented detached home of white painted render and smooth render relief painted in a neutral tone, all of which sit neatly under a tiled roof. The house provides, light, and bright accommodation laid out across two easily managed levels and the subjects are set within very pleasant immediate garden grounds, which extend down to meet the high-water mark.

Outer twin leaf storm door to entrance vestibule with cloaks hooks, inner front door to welcoming entrance hall with slate effect floor tiles, cupboard housing electrical switch gear, open plan contemporary kitchen with central island unit offering informal breakfasting and dining bar, all open plan to formal dining area, windows to gardens. Twin leaf doors to formal sitting room with warming log burning stove, sliding and personal door to garden, box formation window to gardens and showcasing breath-taking waterscape views. Stylish family bathroom with overhead shower and heated towel rail, general purpose hall store, bedroom 1 with window to gardens and waterscape views, contemporary en suite shower with heated towel rail, rear hall leading to laundry room and boiler room, bedroom 2 (currently set up as a games room/TV room), windows to gardens, home office/study, under stair store cupboard.

Via carpeted staircase to first floor with 1 x Velux window, access to property eaves, bedroom 3 with 1 x Velux window, bedroom 4 with double fitted wardrobes and window to waterscape views, bedroom 5 with 2 x Velux windows, double fitted wardrobes, access to property eaves, contemporary family shower room with 1 x Velux window.

Outbuildings

Detached single garage with manual up and over shutter door under a tiled roof. Timber log stores, boiler house.

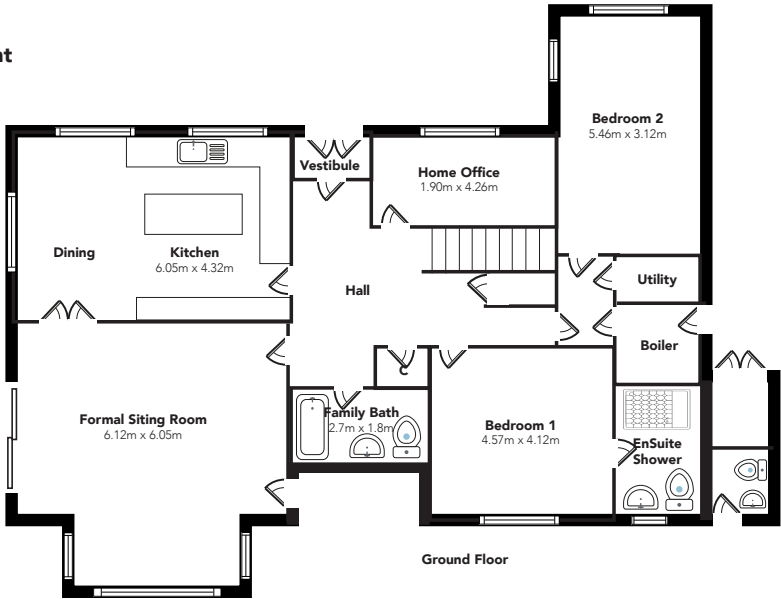
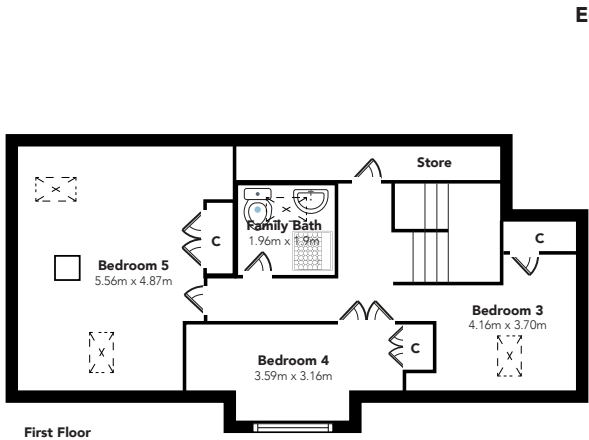
Gardens

Accessed via twin wrought-iron gates, a private driveway provides ample vehicular hardstanding, together with generous parking and turning facilities. The front gardens are predominantly laid to level lawn and are enhanced by a colourful selection of flower beds, shrubs, and established planting, providing year-round interest and appeal. To the side of the property, a paved patio terrace offers an ideal setting for al fresco dining, outdoor entertaining, or simply relaxing and enjoying the evening sun. The rear gardens are also laid to lawn and extend directly to the foreshore, where a substantial timber deck creates a wonderful vantage point for entertaining guests, taking in the coastal surroundings, and watching the passing boats and marine activity. Egmont occupies a truly exceptional waterfront position and presents a rare opportunity to acquire a home with direct access to the water, complemented by breathtaking views and an enviable coastal lifestyle.





Floorplan and Site Location



Local Authorities

Argyll & Bute Council

Tel: 01546 602127.

Services

Mains water supply, oil fired central heating, drainage is by foul treatment plant, double glazed.

Note: The services have not been checked by the selling agents.

Council Tax

Egmont is in Council tax band G and the amount payable for 2026/2027 is £4579.55p including mains water and excluding sewerage.

EPC Rating

D

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

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

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. 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, 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



Travel Directions

From the Western Ferries terminal at Hunters Quay turn left on the A815 and proceed in a southerly direction through Kirn and Dunoon. Continue for 8 miles to reach Toward. Proceed on the A815 for circa 0.5 miles, Egmont is located on the left hand side.

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 July 2026.

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.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880