



Budleigh, Auchenlochan, Tighnabruaich, Argyll & Bute

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Budleigh

Auchenlochan, Tighnabruaich,
Argyll & Bute, PA21 2BE

Portavadie Marina 4 miles, Dunoon 23 miles, Glasgow Airport 47 miles (via ferry), Glasgow city centre 55 miles (via ferry). Glasgow city centre 85 miles

With uninterrupted views to the world-famous sea and landscape of the Kyles of Bute, a prominently sited detached bungalow in freshly presented order.

Ground Floor:

Outer front door to a welcoming kitchen with informal breakfasting and dining area, family shower room, formal sitting room with dual aspect multifuel burner to kitchen, informal dining area. Bedrooms 1, 2 and 3 with double fitted wardrobes, hallway cloaks stores, access to loft, French doors to side gardens.

Outbuildings:

Timber workshop, timber garden shed, 2 timber log stores, greenhouse.

Gardens:

Private monobloc drive offering ample vehicular hard standing and parking bordered with an assortment of flower beds and bushes and hedging at the Boundary. To the front and side of the property there are various patio areas with outdoor garden furniture offering an excellent area for alfresco sitting, dining and enjoying evening sundowners. The rear gardens can be accessed from either side of Budleigh and are laid to a combination of paving stone, gravel and lawn, all of which is tiered and relatively low maintenance by design. To the extreme rear gardens lies natural rockery and semi ancient woodland which extends due west to the backroad known as Poltalloch Road.

About 0.53 of an acre

Situation

Budleigh is situated in the picturesque coastal village of Tighnabruaich on the west coast of Scotland. The house is situated in the coastal ribbon southern part of the village in an area known locally as Auchenlochan. It enjoys an immediate foreshore setting with only the minor road in front of the house.

From its immediate foreshore situation, there are quite spectacular and often dramatic outlooks to the Island of Bute adjacent and the highly picturesque and world-famous Kyles of Bute.

Tighnabruaich is a well known sheltered anchorage with moorings that are always lively with the comings and goings of pleasure boating and yachting craft. One of its highlights must surely be the regular berthing of the famous Waverley, reputed to be the world's last sea going paddle steamer. Always a sight to behold as she berths at Tighnabruaich pier with day trippers.

The village centre is a comfortable short level walk and offers a doctor's surgery and local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Rothesay and Dunoon.

The city of Glasgow is 55 miles distant (via a pleasant boat crossing to Gourock) and has numerous retail districts and all the higher educational, cultural and leisure services normally associated with a major international centre.

Tighnabruaich has a reputable and award winning primary school and secondary is available at Dunoon Grammar.

The area is famous for its dramatic natural scenic beauty; yachtsmen and women the world over sail through the scenic Kyles from the Clyde marinas and on through the Crinan canal and out to the Hebridean islands. A marina and restaurant complex at Portavadie is 4 miles to the west and offers facilities such as a leisure centre with indoor and outdoor infinity pool and beauty treatment rooms. Portavadie also hosts facilities supporting great mountain bike trails in the area.

The area offers much in the way of relaxing outdoor pursuits. Kyles of Bute Golf Club is a scenic and challenging 9-hole golf course. There is tennis and inevitably, a famous sailing school.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintrave. It is an area of stunning natural beauty where there are countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.



Description

The property is a non-traditional construction detached bungalow type home which is completed in fresh white pebble dash, white painted brick relief and neatly presented under a dark grey tiled roof.

The home has been subject to external insulation and re-rendering, solar panels and new double glazing throughout. Internally the home is light, bright and laid across one easily managed level with front facing rooms enjoying completely uninterrupted waterscape views.

The property is perfectly set up for principal family living, and because of the wonderful coastal setting, Budleigh is also excellent as a second or income producing investment home.

Ground Floor

Outer front door to a welcoming kitchen with informal breakfasting and dining area, 2 pantry stores housing the hot water tank and electrical switch gear, Belfast sink, dual aspect multifuel burner, windows to front and side gardens and beyond to waterscape views. Family shower room with heated towel rail, formal sitting room with dual aspect multifuel burner, informal dining area, picture frame windows to gardens and panoramic views to waterscape. Bedrooms 1, 2 and 3 with double fitted wardrobes and windows to gardens, hallway cloaks stores housing the solar panel switchgear, access to loft, French doors to side gardens.

Outbuildings

Timber workshop, timber garden shed, 2 timber log stores, greenhouse.

Gardens

Private monobloc drive offering ample vehicular hard standing and parking bordered with an assortment of flower beds and bushes and hedging at the boundary. To the front and side of the property there are various patio areas offering an excellent area for alfresco sitting, dining and enjoying evening sundowners. The rear gardens can be accessed from either side of Budleigh and are laid to a combination of paving stone, gravel and lawn, all of which is tiered and relatively low maintenance by design. To the extreme rear gardens lies natural rockery and semi ancient woodland which extends due west to the backroad known as Poltalloch Road.

Services

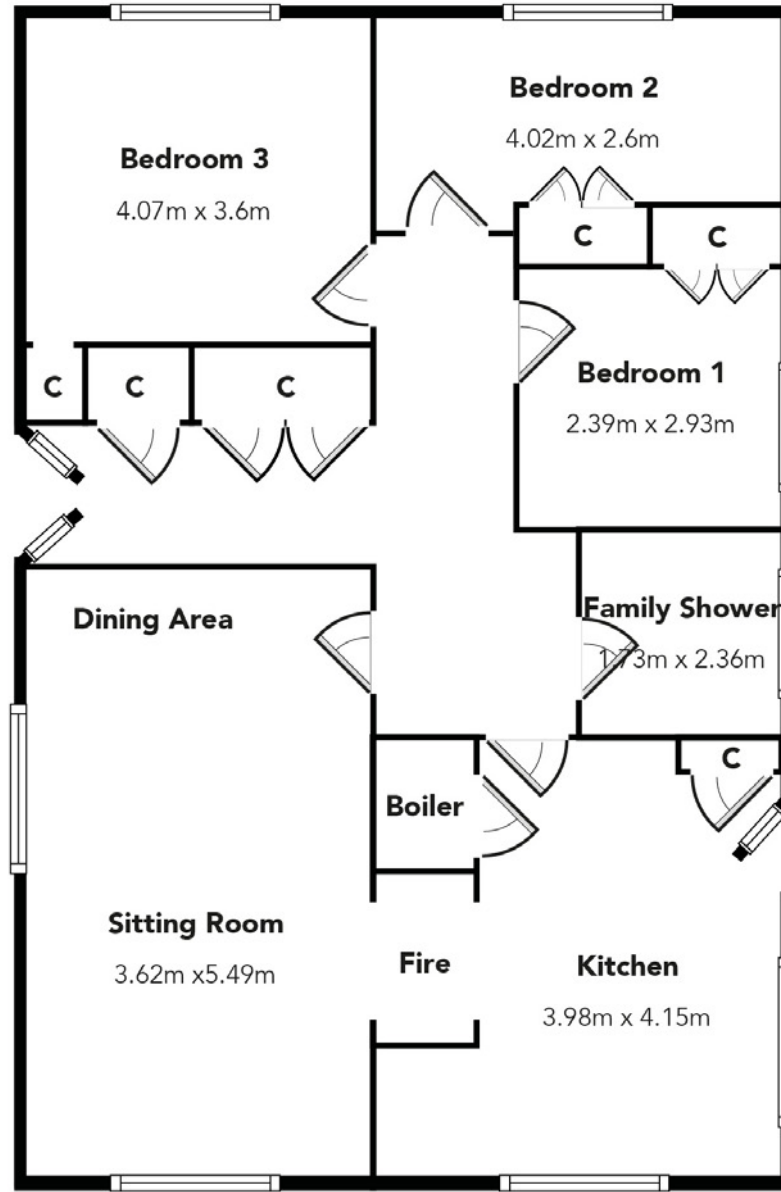
Mains water supply, drainage is by shared septic tank, double glazing, electric heating supported by the log burning stove.

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





Floorplan and Site Location



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

Local Authorities

Argyll & Bute Council
Kilmory
Lochgilthead
Argyll
PA31 8RT

Council Tax

Budleigh is in council tax band D and the amount payable for 2026/2027 is £2,085.28 excluding drainage.

EPC

EPC rating B.

Note

Budleigh is of non-traditional lightweight timber frame construction and is not suitable for lending purposes and is therefore a cash purchase only.

Travel Directions

From Glasgow city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Follow signs Greenock and Gourrock on the A770 for 8 miles to reach the Western Ferry terminal at McInroy's Point. Take the ferry to Hunters Quay, Dunoon. Leave the terminal and turn right on the A815 through Sandbank. After 3.5 miles turn left on to the B836. Travel for 11 miles before turning right on to the A886. Travel for 1.5 miles then turn left onto the A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the village proceed to the end of the road where it meets the sea. Turn right on the coastal road and proceed for about 0.1 miles to find Budleigh on the right hand side.

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

Viewing

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

Possession

Vacant possession will be given on completion.

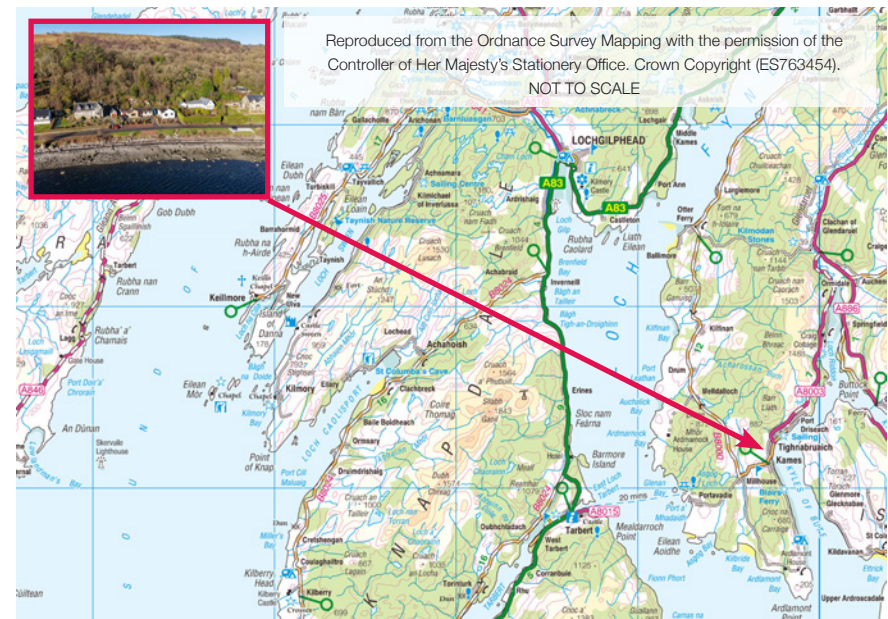
Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed.

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

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.



Alternatively, from Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turn left off the bridge on the A82 and continue for about 25 miles to reach Tarbet. Continue to the left at Tarbet onto the A83 and proceed through Arrochar for a further 13 miles. Turn left onto the A815 and travel for 10 miles to Strachur. At Strachur turn right onto A886 and travel for 15 miles. Turn right on to the A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the Village, follow directions as above.

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.

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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

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 February 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.

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