



Culdoon, Colintrave, Argyll & Bute
www.robbresidential.com







Culdoon

Colintraive, Argyll & Bute, PA22 3AT

Rothesay 9 miles, Dunoon 20.5 miles, Glasgow Airport 43.5 miles
(partially by ferry) Glasgow City 53.5 miles (partially by ferry)

With a wonderful southwest facing aspect and with foreshore ownership, a larch clad detached house within the pretty coastal ribbon strip settlement of Colintraive.

Ground Floor:

Outer door to open plan reception/dining hallway, sitting room, refitted and integrated kitchen, separate WC, refitted main bathroom, bedroom 1 with refitted en suite shower room, bedroom 2 (the bunk room) with two fitted stores and door to back porch (off which is a door to rear gardens). Bedroom 3 with fitted wardrobes, and bedroom 4 with triple door fronted fitted wardrobes.

Outbuildings:

Detached Butinox treated garage, twin leaf front doors, concrete floor, light and power. Sub floor cellarage beneath the house.

Gardens:

A drystone wall fronts the house; twin leaf galvanised steel gates to gravel driveway, front gardens are mainly to grass with mixed plantings, beech hedging forms the northern and southern boundaries. A honeysuckle arch leads to the rear gardens which are laid to grass with a drying green before blending into semi ancient native woodlands. The area of foreshore directly in front of the house is to rhododendrons and birch trees, from where there is access to the beach and the opportunity to launch boating tenders.

Mooring:

A mooring buoy registered with both the local mooring association and the Crown Estate Scotland is just offshore in front of Culdoon.

About 0.524 acres in all.

Situation

Culdoon has a stunning coastal situation on the edge of the Cowal Peninsula. The property is situated in one of the most sheltered locations in Colintrave overlooking the North end of the Island of Bute with spectacular unobscured views over the East Kyles of Bute. Indeed, the village takes its name from the original Gaelic name for the area 'Caol an t'snaimh' meaning the driving straits where cattle were swum over the 'Caoles' being 'Narrows' or 'Straits' now known as 'Kyles of Bute' to the Island of Bute itself.

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

Colintrave 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 Colintrave there is a short and regular (every 30 minutes) Calmac ferry crossing to the neighbouring Island of Bute which takes 5 minutes journey time. 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 Colintrave 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.

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 (partially by ferry) and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Culdoon is a lovely, detached house completed in Butinox treated larch cladding over a facing brick base course. The house is under slate effect durable Decra stone coated box profile steel roofing. Internally the accommodation is presented in good fresh order, most of the rooms having been fitted with moulded coving. It is laid out over a single, light and bright and easily managed level. There is extensive good use of natural timber to skirtings, facings and doors, good quality (refitted) kitchen and bathroom ware and the front facing rooms have wonderful, panoramic and ever-changing open views to the East Kyle.

The house is set amid mature and well-tended sheltered gardens and grounds with a mature woodland backdrop, Culdoon also has the benefit of the ownership of a section of land which forms the foreshore directly in front of the house, from where it is possible to launch boating tenders and over which there are views out towards the world famous and highly picturesque waterscape of the East Kyles of Bute.

Ground Floor

Outer door with full drop side screen window to broad open plan reception/dining hallway, glazed door and twin leaf glass side screen to a dual aspect sitting room, the focal point of which is a Claygate fireplace with raised terra cotta tiled hearth and warming open fire, multi glazed door to refitted and fully integrated kitchen with matching base and wall units and fine space for breakfasting table and chairs, timber effect vinyl floor covering. Cloaks/wc, bedroom 1 with front facing window and refitted en suite shower room with glass enclosure and metro tile effect wet wall splashback, opaque side window, bedroom 2 (the bunk room)

with a store housing the central heating boiler and a second store with slatted shelving, a door leads to the rear porch and door to rear gardens. Bedroom 3 is a fine rear window facing double room with fitted wardrobes, bedroom 4 is a dual aspect room to side and rear gardens and triple door fronted fitted wardrobes. Refitted main bathroom with opaque window to rear and plumbed shower and tiled splashback tiling.

Outbuildings

Detached Butinox treated garage with twin leaf front doors, Coraline sheet roof with polycarbonate window roof panels, concrete floor, light and power. Sub floor cellarge beneath the house.

Gardens

A drystone wall fronts the house; twin leaf galvanised steel gates lead to a gravel surfaced driveway offering vehicle hardstanding. The front gardens are mainly to grass with mixed specimen plantings, beech hedging forms the northern and southern boundaries. A honeysuckle arch leads to the rear gardens, again laid to grass with a drying green before blending into semi ancient native woodlands at the rear which offer amenity and a sheltered backdrop. The area of foreshore directly in front of the house is to rhododendrons and birch trees, from where there is access to the beach and the opportunity to launch boating tenders.

Mooring

A mooring buoy registered with both the local mooring association and the Crown Estate Scotland is just offshore in front of Culdoon.

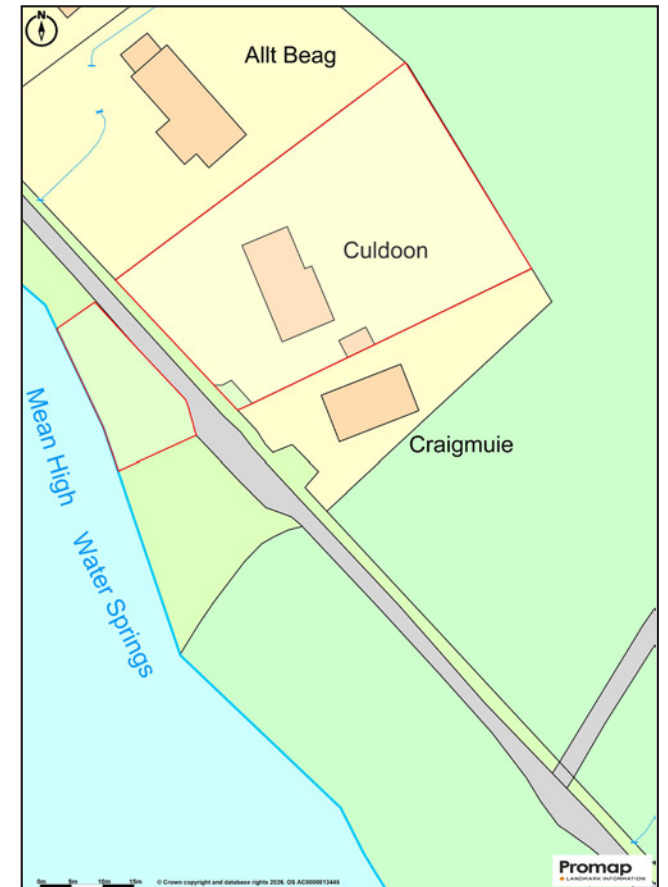




Floorplan and Site Location



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
Tel: 01546 602 127

Services

Mains electricity, mains water, oil fired central heating supported by the open fire in the sitting room, drainage is by private septic tank, double glazing.

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

Note

Culdoon is not suitable for mortgage lending and is therefore a cash purchase only.

Council Tax

Culdoon is in Band E and the amount of council tax payable for 2026/2027 is £2,712.15.

EPC

EPC rating G.

Viewing

Viewings strictly by appointment with Robb Residential. Telephone: 0141 225 3880.

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 past the hotel, proceed over the small bridge and continue for a further 1.1 miles to find Culdoon on the left hand side (4th house past the church).

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.

Contents

Some of the contents may be available by separate negotiation.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St Vincent St, 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.

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



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 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.

What 3 Words

twinkling.ranges.pins

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 June 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

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