



ROBB
RESIDENTIAL



Eilean Dearg, Colintraive, Argyll
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Eilean Dearg

Colintraive, Argyll, PA22 3AS

Rothsay 11.7 miles, Dunoon 20.5 miles, Glasgow Airport 42 miles (via ferry),
Glasgow City 50 miles (via ferry)

A rare opportunity to secure a handsome heritage style detached coastal house located within the pretty ribbon settlement of Colintraive.



Ground Floor:

Outer canopy porch, ground floor reception hallway, under stairs store, bedroom 1 with communicating door to garage, bedroom 2 with en suite shower room, main ground floor family bathroom, bedroom 3 with en suite shower room, bedroom 4 with fitted wardrobes.

First Floor:

Staircase to large open plan public room of sitting room and formal dining room with exposed green oak beams and roof trusses, bi-fold doors to viewpoint veranda. Open plan hallway to a breakfasting area and fitted kitchen, utilities recess area, second family bathroom.

Outbuildings:

Integral single garage, vented log store.

Gardens:

Stone piers to a gravel surfaced shared driveway and gravel front terrace, all fronted by stone built wall and close board fencing. Flag stone pathway leading to rear gardens to rear lawn, bounded by close board fencing, disabled access ramp at rear.



Situation

Eilean Dearg is situated within the very pretty coastal ribbon settlement of Colintrave. Colintrave is on the edge of the Cowal Peninsula just south west of the narrows of the famous Kyles of Bute. From the first floor public room accommodation 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 Colintrave, 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.

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, 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 (via ferry) 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 Gourock ferry terminal.

The city of Glasgow is 50 miles (via ferry) and provides extensive retail, commercial, cultural, higher educational and leisure services.



Description

Eilean Dearg is a modern house yet with traditional west highland Scottish appearance. The house has been imaginatively conceived to provide good ground floor bedroom accommodation with the main open plan public room and living space all on the first floor from where it is possible to enjoy the views to the waterscape of the Kyles of Bute. Internally there is good use of engineered oak flooring and sleek stainless-steel ironmongery, all teamed with deluxe range kitchen and bathroom ware, finished with complementary coloured ceramics. Many of the ground floor rooms have plantation style window shutters. Externally, the house is of dressed natural stone to the front elevation and cream painted harling to the side and rear elevations, and all under a slated roof. A projecting glass balustraded first floor veranda provides a wonderful vantage point to enjoy the aspects out across the narrows of the East Kyles of Bute. The garage, which was a later addition from the new build, has been added, in-keeping with the architectural style of the main house.

The house is perfect and well set up for principal family living; Colintrave 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.

Ground Floor

Stylish outer canopy porch entrance with glazed clay tile steps and via twin leaf quarter glazed double doors to a broad ground floor reception hallway with front and rear door matwell recesses, and door at the rear to the gardens, under stairs store with electrics, bedroom 1 with communicating door to garage, bedroom 2 with en suite shower room, main ground floor family bathroom with shower over bath, bedroom 3 with en suite shower room, bedroom 4 with fitted wardrobes.



First Floor

Staircase to large open plan public room of sitting room and formal dining room with vaulted ceiling and dramatic exposed green oak beams and roof trusses, a warming multi fuel stove is set amid an engineered brick fireplace. There are Velux and dormer windows, bi-fold doors provide access to the viewpoint veranda. An open plan hallway leads to a good breakfasting area and on to a well-equipped shaker style kitchen with Belfast sink and butchers block worktops, utilities recess area at rear, a second contemporary family bathroom is at the first floor.

Outbuildings

Integral single garage with remotely operated up and over style door with concrete floor, sink, light and power, plumbing for white goods. Vented log store, wall mounted retractable clothes drier.

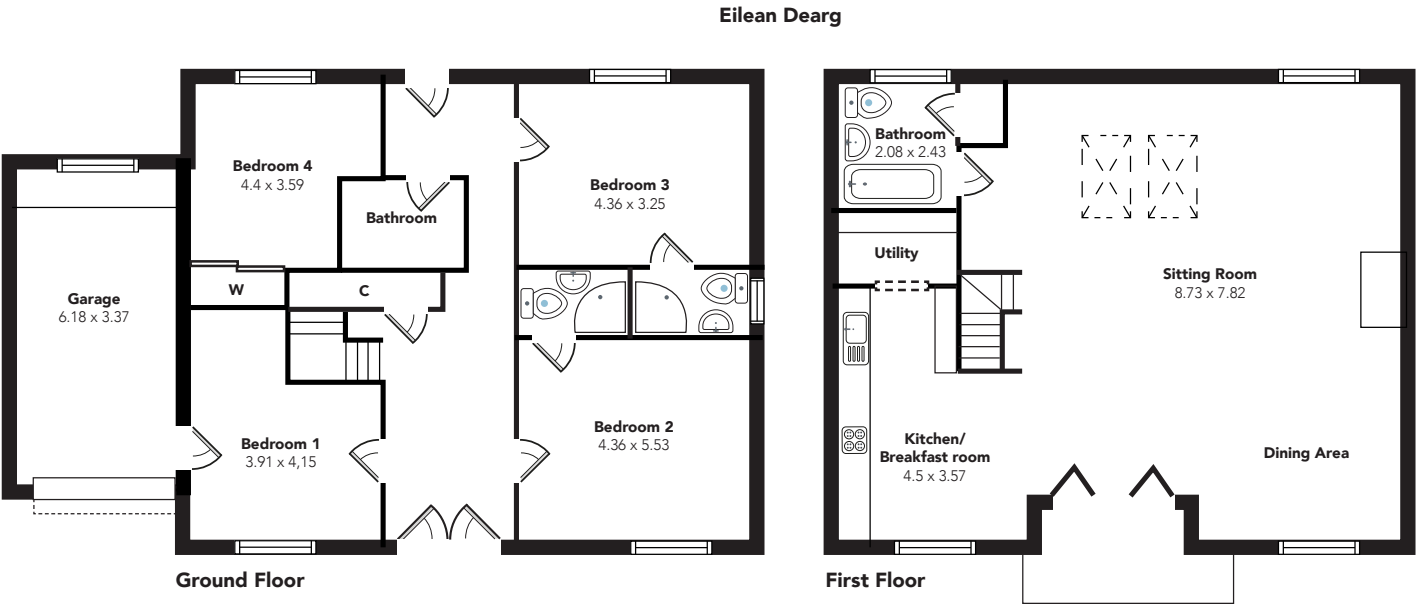
Gardens

Stone piers lead to a gravel surfaced shared driveway. The low maintenance gravel terrace continues to the front of the property and offers good vehicular hard standing, all fronted by stone-built wall and close board fencing at the northern side. Flag stone pathway leading to rear gardens to level easily managed lawn bounded by close board fencing, disabled access ramp to rear door, before returning to the front driveway

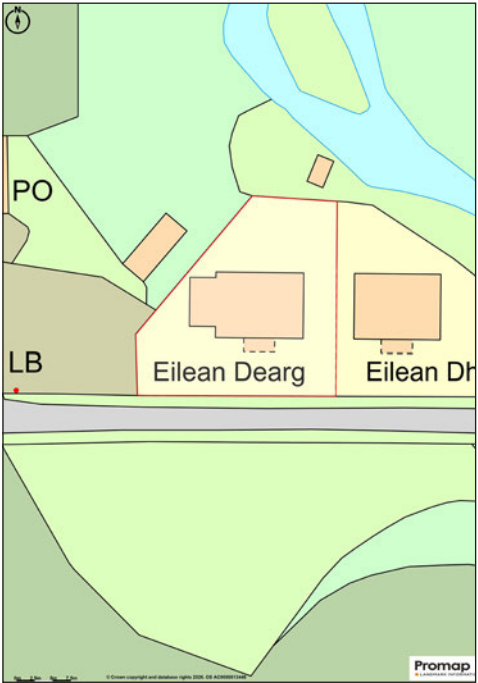




Floorplan and Site Location



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

Services

Double glazed windows, mains water supply, drainage is by private septic tank shared with 1 neighbour, electric white meter heating provided by a combination of storage heaters, convector heaters and thermostatic panels, supported by the sitting room log burner.

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

Council Tax

Eilean Dearg is in Band F and the amount of council tax payable for 2026/2027 is £3,334.06 including water charges and excluding sewage.

EPC

EPC rating C

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 McInroy's 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, Eilean Dearg is the first property on the left hand side after the Colintrave Hotel.

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 resile 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

Viewings 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, 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.

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.



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NOT TO SCALE

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.

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

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 September 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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