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5 Ardenfield, Ardentinny, Argyll & Bute

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5 Ardenfield

Ardentinny, Argyll & Bute, PA23 8TU

Dunoon 12.5 miles, Glasgow Airport 35.4 miles (via ferry),
Glasgow City 43.7 miles (via ferry)

Set within the popular Ardenfield address a well-priced detached bungalow in a peaceful Cul de sac and with views across Loch Long to the Roseneath peninsula.

Ground Floor:

Entrance vestibule, reception hallway, walk-in general-purpose store, sitting room, dining room, kitchen, bedrooms 1 & 2 with inbuilt double fronted wardrobes, bathroom.

Outbuildings:

Single car garage with up and over roller door, concrete floor, personal door at rear, light power and water.

Gardens:

Gravel driveway and vehicle hardstanding, low maintenance gravel bed at the rear with shrubs and recently pruned weeping cherry tree. Flagstone pathway with gravel inserts leading around the house. A gate and close board fencing secure the front gardens which are to a neat patio with privacy laurel hedging, pathway to personal door at garage and level then sloping lawn to the front.

About 0.104 acres.

Situation

5 Ardenfield is located in the pretty coastal hamlet of Ardentinny which is part of the ribbon settlement that runs south to north along the western side of Loch Long in the west of Scotland.

From its fine and slightly elevated coastal position there are waterscape views over Loch Long to its neck that connects with the upper Firth of Clyde, and east to the Rosneath Peninsula.

Ardentinny has a church and the nearest local provisions store, and post office is at Strone. The nearby coastal hamlet of Kilmun has a hotel with excellent bistro restaurant and an historic church and mausoleum.

Dunoon, 12.5 miles away, has more extensive facilities as well as a library, hospital, leisure centre and swimming pool. Greenock, (by ferry crossing), is about 13.5 miles, and the Braehead retail village at 33 miles, offers many of the major high street multiples.

There is a regular bus service to Dunoon and a frequent car & passenger ferry service from Dunoon with trains from Gourock to Glasgow.

There is a primary school in Strone and both further primary and secondary schooling in Dunoon. Some children in the area attend the independent school of St Columba's in Kilmacolm and a private bus service is in operation from Gourock.

Set within the National Park and the Argyll Forest, 5 Ardenfield is a short drive from the towering Californian redwoods at Benmore and the stunning beauty of the freshwater Loch Eck. Salmon and sea trout run the nearby River Eachaig. The area is renowned for its great natural scenic natural beauty with many miles of quiet roads, forest trails and hillside tracks.

For sailing enthusiasts, the Firth of Clyde offers some of the most scenic sailing in Western Europe and there are marina and chandlery services at The Holy Loch, Port Bannatyne, Portavadie, Inverkip and Largs.

As with most parts of Scotland, one is never too far from a golf course and 5 Ardenfield is no exception, the Blairmore and Strone Golf club are a s



Description

5 Ardenfield was built in 1982 and has remained in the same ownership since that time, it is a detached bungalow type home which is set within the popular Ardenfield development in Ardentinny. The house is situated towards the end of a neat little Cul de sac of similarly designed bungalow type homes. The house is set amid mature and easily tended gardens and from its slightly elevated east facing position there are lovely aspects out across Loch Long towards the Roseneath peninsula and north to the mountains and glens beyond.

5 Ardenfield is completed in a pebble dash exterior over a facing brick base course with some Fyfestone relief and the whole is under a tiled roof. Internally the house is clean and presented in neutral decorative tones, the accommodation is laid out over a single easily managed level the front facing rooms benefiting from the sea and landscape aspects. Internal doors, skirtings and facing timbers are in exposed natural wood with satin steel ironmongery.

The house is well set up for principal family living, Ardentinny is also a well-known west of Scotland holiday and short break destination and so offers scope for buyers as a second or holiday home or as an income producing investment proposition.

Ground Floor

Half glazed outer door to the entrance vestibule with electrical switchgear and coat hooks, Exposed timber door with opaque glass to entrance reception hallway, generous walk-in general-purpose store with domestic hot water tank and access hatch to the attic space. Fine bright sitting room, a dual aspect room

with side windows and full drop patio doors opening to provide access via steps to front gardens and patio, shelved store at the side, twin leaf opaque glazed doors provide access to the dining room with rear facing window, return door to kitchen with space for informal dining/breakfasting table and chairs, bedrooms 1 & 2 both featuring inbuilt double fronted wardrobes, bathroom with opaque glazed window.

Gardens

Gravel driveway and vehicle hardstanding, low maintenance gravel bed at the rear with shrubs and recently pruned weeping cherry tree. Flagstone pathway with gravel inserts leading around the house. A gate and close board fencing secure the front gardens which are to a neat patio with privacy laurel hedging, pathway to personal door at garage and level then sloping lawn to the front.

Outbuildings

Single car garage with up and over roller door, concrete floor, personal door at rear, light power and water.

Note

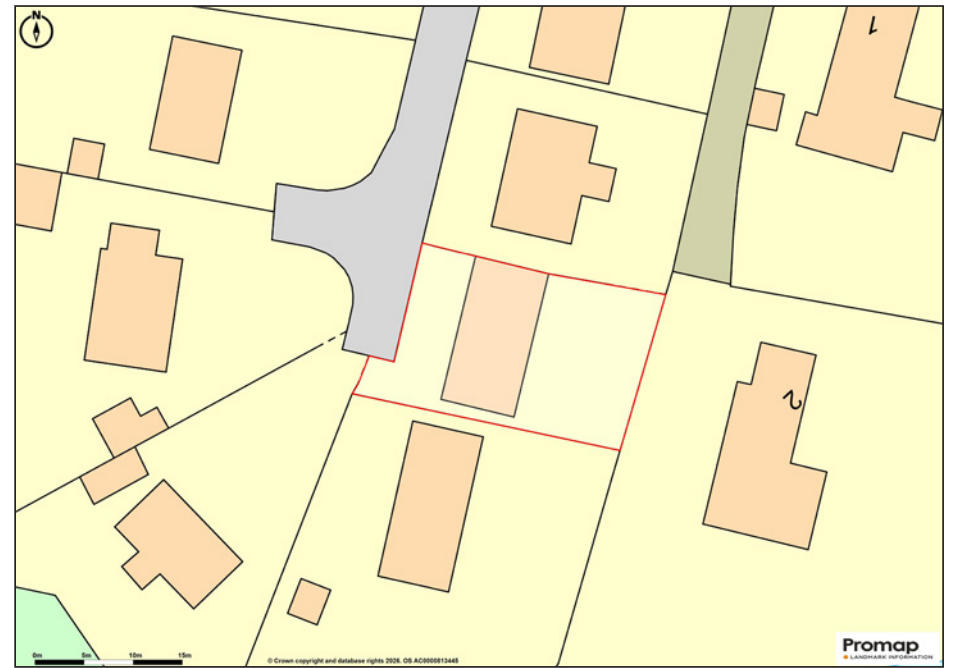
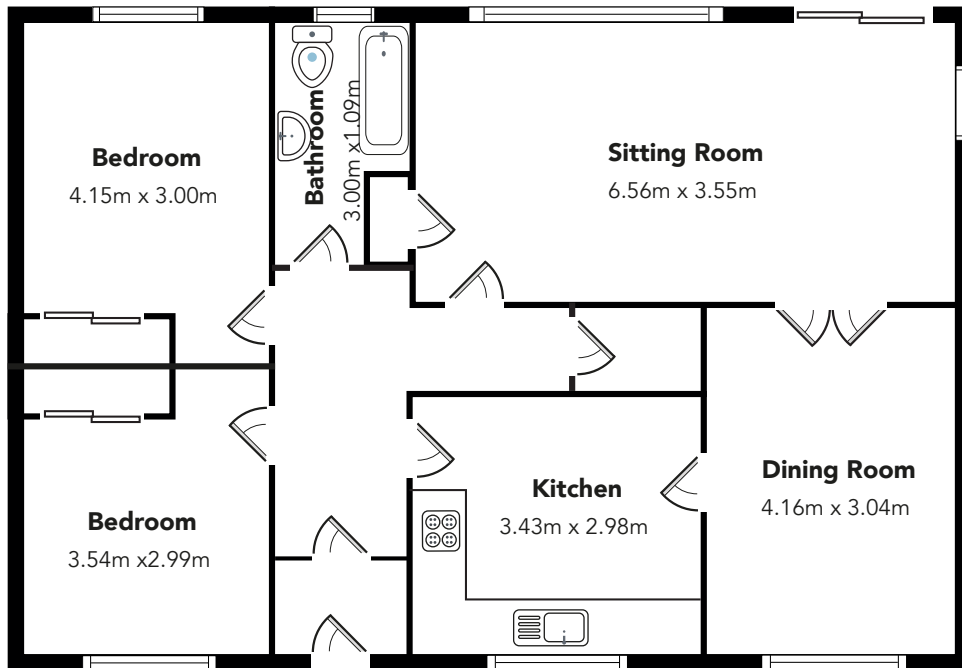
In the opinion of the selling agents, the road at Ardenfield is in good condition. It has not been adopted by the local authority, it is in private ownership.





Floorplan and Site Location

5 Ardenfield



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 water supply, mains drainage, double glazing, mains electricity, electric heating provided by a combination of night storage and thermostatic panel heaters.

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

Council Tax

5 Ardenfield is in Council tax band E and the amount payable for 2026/2027 is £3140.38

Viewing

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

Possession

Vacant possession will be given on completion.

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, 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, 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



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 Gourock on the A770 for 8 miles to reach the Western Ferry terminal at McInroys Point. Take the ferry to Hunters Quay Dunoon. Leave the terminal and turn right on the A815 through Sandbank. Turn right on to the A880 signposted Kilmun. Continue through Kilmun towards Strone. Proceed through Strone & Blairmore and continue along the coastal road until reaching Ardentiny, turn left into Ardenfield and then second on the left to find number 5 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 April 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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