



Kildonan, Saddell, Campbeltown, Argyll & Bute

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# Kildonan, Saddell

Campbeltown, Argyll & Bute, PA28 6QR

Carradale 6.5 miles   Campbeltown 6.5 miles   Tarbert 31.5 miles  
Lochgilphead 44 miles   Glasgow 93 miles (via ferry), 142 miles (via road)

A fine and well modernised detached bungalow in a sheltered amphitheatre with panoramic seascape views and about 14 acres of land including beach and foreshore.

## Ground Floor:

Outer door to entrance vestibule, entrance reception hallway with general purpose store and electrical switchgear, sub-floor access hatch, open-plan sitting and dining room, triple-aspect conservatory, refitted kitchen, refitted shower room and toilet, door to inner hallway, access hatch to attic, bedroom 1, bedroom 2 (currently set up as home office), bedroom 3 (guest bedroom) with en suite shower room, bedroom 4.

## Outbuildings:

New larch workshop under mineral felt roof and with solar lighting, greenhouse with hardened glass, double garage with concrete floor, light, power, water and filtration gear, 12 bays of vented log stores, 6 bay polytunnel, larch garden shed under a black Coraline sheet roof.

## Gardens:

The gardens are extensive and are formed by a natural amphitheatre of steep sides with wide ranging mature trees underplanted with colourful rhododendrons and many specimen plants shrubs and bush plants. Cleared lawns and pathways throughout the gardens; a garden pond is to the northern side. Steps and pathways have been created; a sidewalk leads to the top of the grounds where there is a panoramic viewpoint. A stream is to the southern side. The foreshore land opposite Kildonan is to wooded and open foreshore, gates and fences secure the land and make it pet safe and a wonderful spot from where to walk, access for open water swimming and snorkelling and to observe sea and wildlife.

West side land extends to 6.755 acres (2.734Ha). East side foreshore land extends to 7.449 acres (3.015Ha) to low water mark.

About 14.204 acres, (5.749Ha) in all.

## Situation

Kildonan is in a situation of great natural scenic beauty in an area known as Saddell, which is about 6.5 miles south of the pretty harbour and coastal village of Carradale.

Kildonan is set amid a sheltered natural amphitheatre with only the minor road separating it from its own land at the foreshore and beach.

Carradale is on the southeastern side of the Kintyre peninsula about 6.5 miles north of Campbeltown and about 31.5 miles south of Tarbert.

Carradale fishing harbour village is extremely scenic. The village has always drawn people and holiday makers to the area to enjoy the peace of the location, scenic beaches, extensive forestry walks and a large number of outdoor and recreational activities. The village has its own community shop, post office, doctor's surgery, primary school, two hotels and a tearoom for local dining.

The village has a challenging 9-hole golf course and at Machrihanish (15.4 miles) there are now two of the most challenging and scenic 18 hole links courses in the West of Scotland, Machrihanish and Machrihanish Dunes. Some of the local estates run commercial shoots and there are opportunities to fish on some of the local rivers and hill lochs as well as sea angling in the Kilbrannan Sound. The 3-mile golden beach of Machrihanish Bay is well known for windsurfing and surf kayaking.

Carradale lies at the centre of a network of forest and coastal walks and the area is rich in wildlife with numerous bird species and several species of deer frequently seen.

Neighbouring Torrisdale Castle has become something of a Kintyre peninsula destination with its small batch gin distillery, café and pleasant parkland estate walks.

The West of Scotland is famed for its scenic sailing and it is possible to safely moor boats at Campbeltown marina with associated chandlery and marina services.

A bus service operates between Carradale harbour and Campbeltown. There is a request bus stop directly outside Kildonan's main gate. There is a small airport at Machrihanish with a twice-daily service to and from Glasgow.



The town of Campbeltown is 6.5 miles to the South and has two supermarkets, a full range of shops and professional services, a secondary school, an A&E hospital, leisure facilities (including a modern swimming pool) and a cinema.

From Tarbert there is a ferry link to Portavadie, which gives access to an alternative route to Glasgow via Dunoon and Gourock.

About 18 miles to the north is the picturesque little ferry port of Claonaig, by Skipness, which connects Lochranza on the island of Arran to the Kintyre peninsula, whilst the Kennacraig ferry is circa 20 miles distant (just off the A83) and connects the Kintyre mainland with Islay, Jura and Colonsay. The Kintyre Express offers regular sailings to Ballycastle in the north of Ireland. A long-distance footpath called the Kintyre Way was completed in 2006 and stretches from Tarbert at the North end of the peninsula, to Southend in the South and crisscrosses the peninsula, connecting communities, landscape, people and produce. The Kintyre Way is 100 miles long in total and with 4 to 7 days' worth of walking, there is a combination of serious hiking and gentle rambles.

#### Historical Note

The land at Kildonan was acquired in 1933 from the Duke of Argyll by Richard Painton. His aim at that time was to create a small piece of flora exotica and at that time, the gardens were carefully planted with many specimen plants, bushes and trees. The current owners have sensitively cleared undergrowth and vegetation, revealing and retaining many of the specimen plants and trees originally planted by Richard Painton. Kildonan was built in 1975. The present owners have kindly catalogued many of the specimen plants and trees in the grounds at Kildonan; this can be made available on request.



## Description

Kildonan is a delightful, detached bungalow- style home in a situation of great natural scenic beauty. The house occupies a wonderful sheltered 'amphitheatre' with surrounding landscape formed by steep-sided hills and woodlands underplanted with rhododendrons and from the sheltered position there are sublime aspects out across the seascape of the Kilbrannan Sound towards the land mass of the island of Arran adjacent.

In recent times, Kildonan has been the subject of a significant programme of internal and external modernisation, which includes a new roof, new refitted kitchen and bathroom ware, new water supply system and much clearance of dense undergrowth and vegetation which has cleared the gardens and revealed a stone edged pond and many specimen plants, shrubs and trees.

The house is of painted harled exterior with blue painted cedar relief; the house is over a facing brick base course with additional facing brick relief at window cills and the whole is under a new tiled roof. Internally the house is well finished with all rooms on a single, light and bright and easily managed level.

## Ground Floor

Glazed outer door with side screens to entrance vestibule with fitted outer wear stores, multi glazed door and side screen to entrance reception hallway, golden maple hard wood flooring, twin leaf pine doors to general purpose store and electrical switchgear, sub floor access hatch, twin leaf multi glazed doors to open plan sitting and dining room, a dual aspect room with golden maple hardwood floor, inset downlighters, focal point pine fireplace with 5kW log burner inset on a black polished marble hearth and slips, twin leaf multi glass doors to glazed triple aspect conservatory, inset downlighters door to gardens, hardwood effect laminate floor with electric trace underfloor heating. From reception hall, door to refitted Howdens kitchen with base and wall units and marble fleck worktops, timber effect laminate flooring, dual aspect and door to side gardens. Refitted shower room (retained bath plumbing), opaque glass window to side, timber effect laminate floor, large slab marble effect splashback and glass shower screen, vanity set wash hand basin, WC, extractor fan. Multi glazed door to inner hallway with golden maple hardwood floor, access hatch and retractable ladder to floored and insulated attic space, bedroom 1 with side windows, twin leaf glass fronted wardrobes, bedroom 2 (currently set up as home office) with side window, bedroom 3 (guest bedroom) a dual aspect room with en suite shower room completed with wet wall splashback, opaque glazed window to rear, hardwood floor, vanity set wash hand basin and stores, WC, white tile splashback, bedroom 4 a further dual aspect room with fitted bedroom furniture.



## Outbuildings

New larch workshop under mineral felt roof and with solar lighting, greenhouse with hardened glass, double garage with concrete floor, light, power, water and filtration gear, 12 bays of vented log stores, 6 bay poly tunnel, larch garden shed under a black Coraline sheet roof.

A concrete sectional garage under a corrugated sheet roof, with up and over and personal side doors is on a concrete base, this structure is located on the foreshore and requires some remedial work to make it more wind and water resistant. A walled concrete platform is directly in front of the garage structure.

## Gardens

The gardens are extensive and as mentioned above are formed by a natural amphitheatre of steep sides with wide ranging mature trees underplanted with colourful rhododendrons and many specimen plants shrubs and bush plants. New 5-bar twin leaf gates with galvanised steel ironmongery and a new pedestrian gate lead to the gardens which feature cleared lawns and pathways throughout the gardens. To the northern side there is the serenity of a circular garden pond. Steps and pathways have been created, and a sidewalk leads to the top of the grounds where there is a first-class panoramic viewpoint over the surrounding sea and landscape. A stream is to the southern side, water harvesting from which supplies the polytunnel, garden taps and a backup to the house supply. The land opposite Kildonan is wooded and open foreshore, gates and fences secure the land and make it pet safe and a wonderful spot from where to walk, access for open water swimming and snorkelling and to observe sea and wildlife. From the South-West corner of the plot, there is direct access to a network of forestry tracks.

The gardens and foreshore land at Kildonan are split as follows, West side 6.755 acres (2.734Ha). East Side 7.449 acres (3.015Ha) to low water mark.

14.204 acres, (5.749Ha) in all.

## Services

Drainage is by private septic tank, UV lamped and micro-filtered private water supply, oil-fired central heating supported by log burner, double glazing. Untethered EV charge point.

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

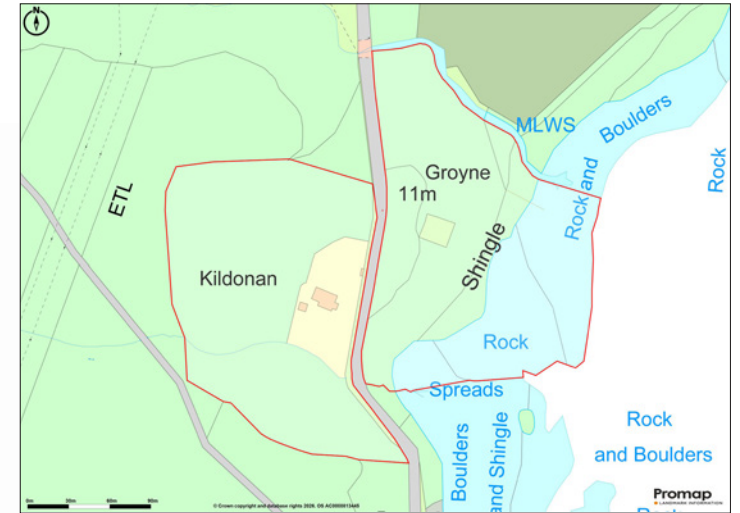
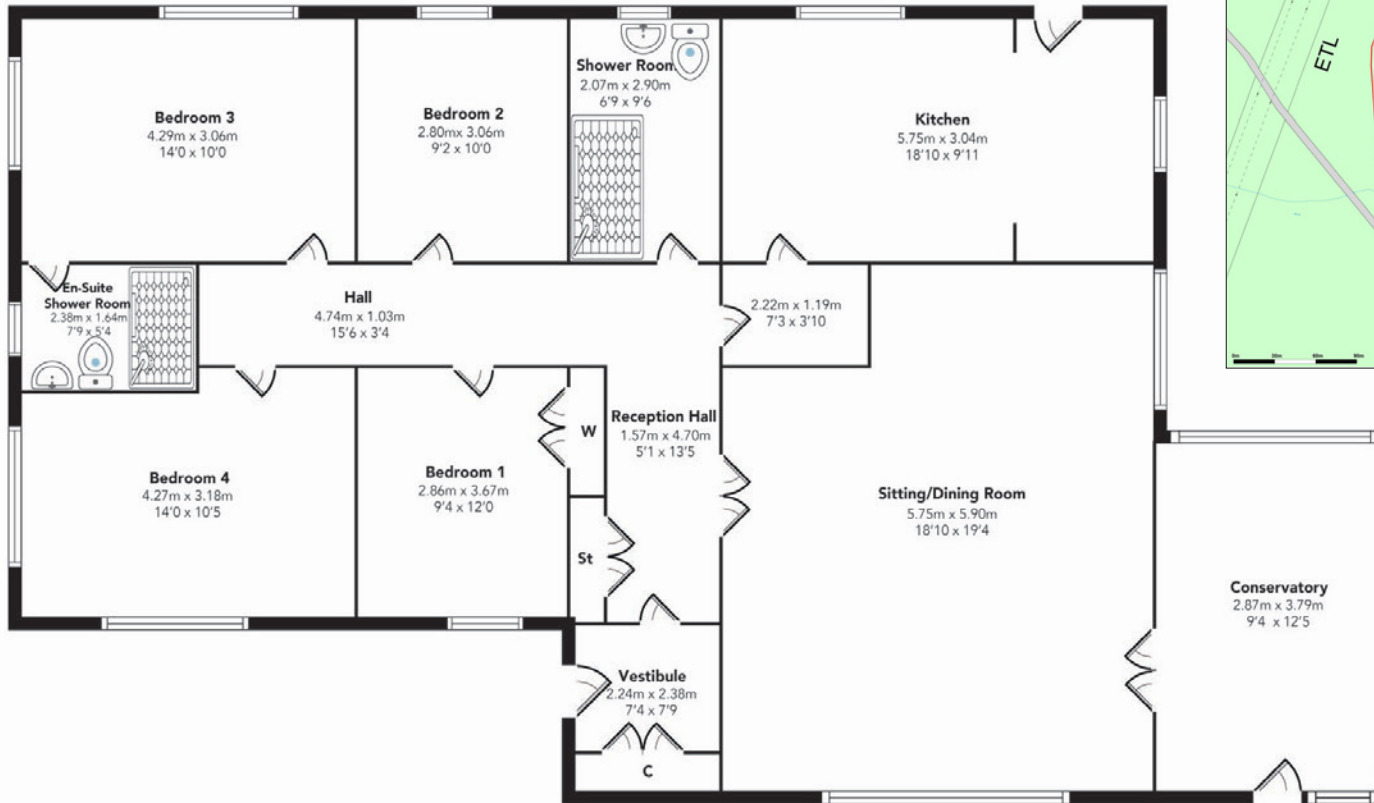








## Floorplan and Site Location



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  
Tel: 01546 602127

## Council Tax

Kildonan is in Council tax band F and the amount payable for 2025/2026 is £2,641.67 excluding water and sewerage.

## EPC Rating D

## 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,

## Travel Directions

From Glasgow city centre travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left onto the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbet on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilphead and Ardrishaig before arriving in Tarbert.

## 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

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 of any closing date.

## Note

Please be advised certain items of furniture, light fittings and extensive garden machinery, equipment and a large cache of seasoned burning logs may be available to a purchaser by separate negotiation. An inventory has been prepared by our clients and is available on request.

## 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



Continue through Tarbert on the A83 following signs for Campbeltown. On exiting Kennacraig follow the signs for B8001 (signposted Carradale and Skipness). Continue on the B8001 and travel for 4.7 miles to reach Claonaig. Continue south on the B842 (bypassing Carradale) for about 20.7 miles to find the entrance to Kildonan on the right hand side.



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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.