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Montrose House, 10 The Avenue, Inveraray, Argyll & Bute
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Montrose House

10 The Avenue, Inveraray,
Argyll & Bute, PA32 8YX

Lochgilphead 24.3 miles, Oban 38 miles, Dunoon 39.3 miles,
Glasgow Airport 55 miles, Glasgow 58.5 miles

A substantial home in lovely garden grounds at the southern fringe of Inveraray and with sublime views over Loch Fyne.

Ground Floor:

Entrance hallway to formal sitting room, snug, formal dining room, good-sized dining kitchen, utility room, integrated double garage. Above the garage is a useful studio or home office, complete with its own shower room, wc and under stair stores.

First Floor:

From the entrance hallway, a fine oak staircase to the first-floor landing, from which the four bedrooms are accessed. The principal bedroom benefits from a dressing area and en suite shower room, while a further bedroom also has the benefit of an en suite shower room. A family bathroom serves the remaining two bedrooms.

Second Floor:

An oak staircase leads to the top floor where there are a further two bedrooms and a bathroom.

Outbuildings:

Detached outhouse completed in render exterior under a dark grey slate roof, twin leaf French doors and windows to gardens, currently set up as a home gym. Attached carport. Detached UPVC shed under a box profile sheet roof. Integrated double garage with remotely operated roller shutter doors, sink and cupboard above, cupboard housing the electrical switch gear, cupboard housing the new boiler.

Gardens:

The gardens at Montrose House are a particular highlight, offering an attractive and beautifully landscaped setting. Predominantly laid to lawn, they are complemented by a good array of well-stocked planted beds and borders, creating a pleasing combination of colour, texture and greenery throughout the seasons. A pretty stream located to the western side of the gardens brings a sense of peace and tranquillity. A generous patio area provides excellent opportunities for alfresco living and summer entertaining. Offering a versatile space for outdoor seating and dining, an ideal setting for enjoying relaxed lunches, evening drinks or entertaining family and friends during the warmer months. Positioned to make the most of the surrounding gardens, providing a natural extension to the home's living accommodation. To the front, the driveway provides ample parking and leads conveniently to the property and carport, while also complementing the attractive approach to this impressive home.

Situation

Montrose House occupies a prominent position on the southern edge of the attractive and popular tourist town of Inveraray, situated in the heart of Argyll & Bute.

The property is located at the end of The Avenue, a peaceful and desirable cul-de-sac comprising a collection of substantial detached villas. The Avenue is widely regarded as one of the most sought-after residential addresses within Inveraray.

Inveraray is a classic 18th century planned town that was built on the site of an early fishing village by the 3rd Duke of Argyll. The town is known as the western gateway to the Highlands and Islands. There are a good range of local shops and provisions stores including a mid-size Co-op. There are also boutique type specialist shops, cafés and restaurants including the Samphire Seafood restaurant which sells mainly locally sourced produce. The George Hotel has always drawn people to the area and has an enviable reputation for providing award winning food and drink as well as hosting regular live entertainment at the weekends. Loch Fyne Oysters is also a destination eatery located to the north of the town at the head of Loch Fyne.

Glasgow, about 59 miles away, offers a full range of higher and further education services, as well as all the cultural and professional services normally connected with a major city. The A83 and A82 offer swift access to central Scotland with the closest rail link at Arrochar (23 miles) providing access to the main west coastline to Glasgow. Inveraray is also served by a bus service offering daily direct connections to Glasgow and to Campbeltown on the Mull of Kintyre; and daily to Oban.

The locality of Loch Fyne-side offers much in the way of outdoor pursuits. The forest tracks around Inveraray offer lovely country walks and safe off-road cycle routes.

Inveraray has a 9-hole golf course, the nearest 18-hole course is at Lochgilphead. The Loch Fyne Hotel has a swimming pool and Spa.

Mid-Argyll presents some of the most dramatic seascapes and landscapes on the West Coast of Scotland. Sea, river and loch fishing are easily available, as are a number of organised private and commercial low ground shoots as well as deer-stalking. There are excellent opportunities for boating/yachting on Loch Fyne, leading not only to the Clyde estuary but also to the Crinan Canal across the Mull of Kintyre to the Hebrides and the Atlantic.





Description

Montrose House is a substantial detached villa built in 2007 in a traditional style, which sits in a prime elevated position in attractive well-proportioned and landscaped gardens. The property is presented in immaculate order throughout, with fantastic living spaces ideal for family living and entertaining.

Ground Floor

Stone steps lead to the entrance vestibule, which opens into the welcoming reception hallway. The hallway provides access to most of the ground floor accommodation, with a staircase rising to the first floor. To the left is the formal sitting room, featuring dual-aspect windows to front gardens, warming log burning stove. To the right is the snug, with windows overlooking the garden, formal dining room. To the rear of the property is the good-sized dining kitchen, fitted with floor and wall units, integrated appliances. Glazed doors provide direct access to the alfresco patio area and gardens. The utility room is also fitted with floor and wall units, integrated double garage. Above the garage is a useful studio or home office, complete with its own shower room (ideal for multigenerational living). A wc and under stair stores with hot water tank completes the ground floor.

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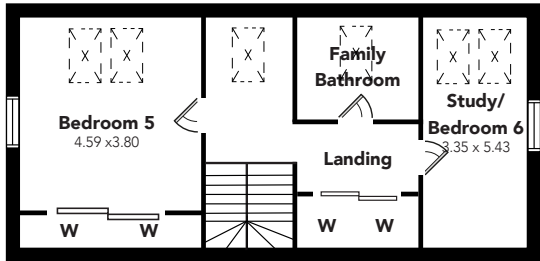
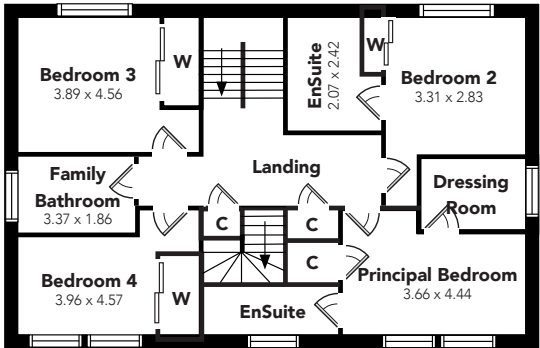
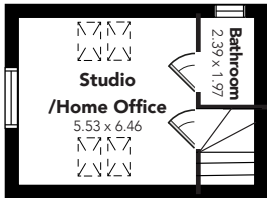
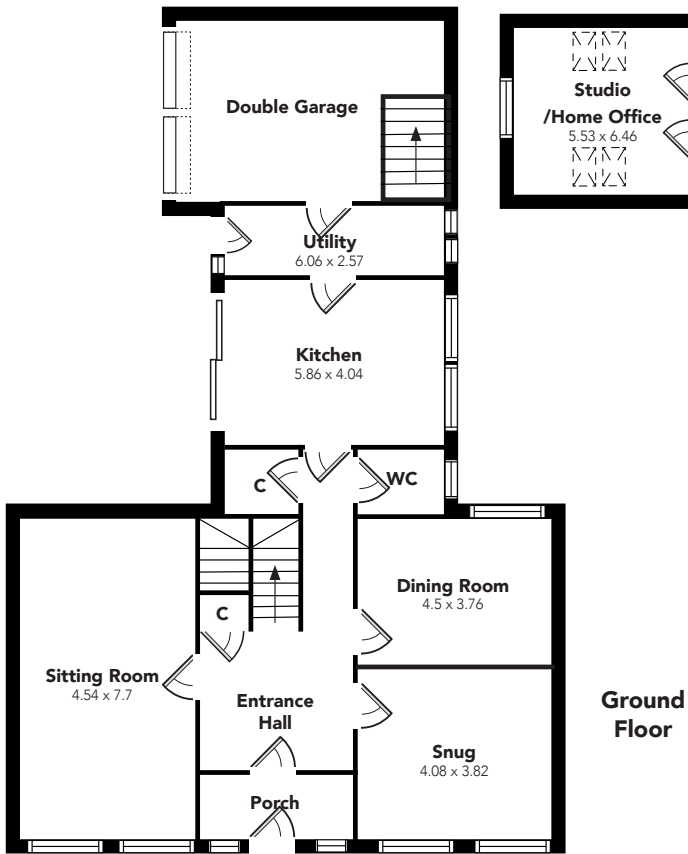
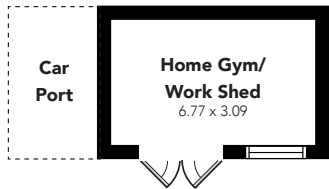






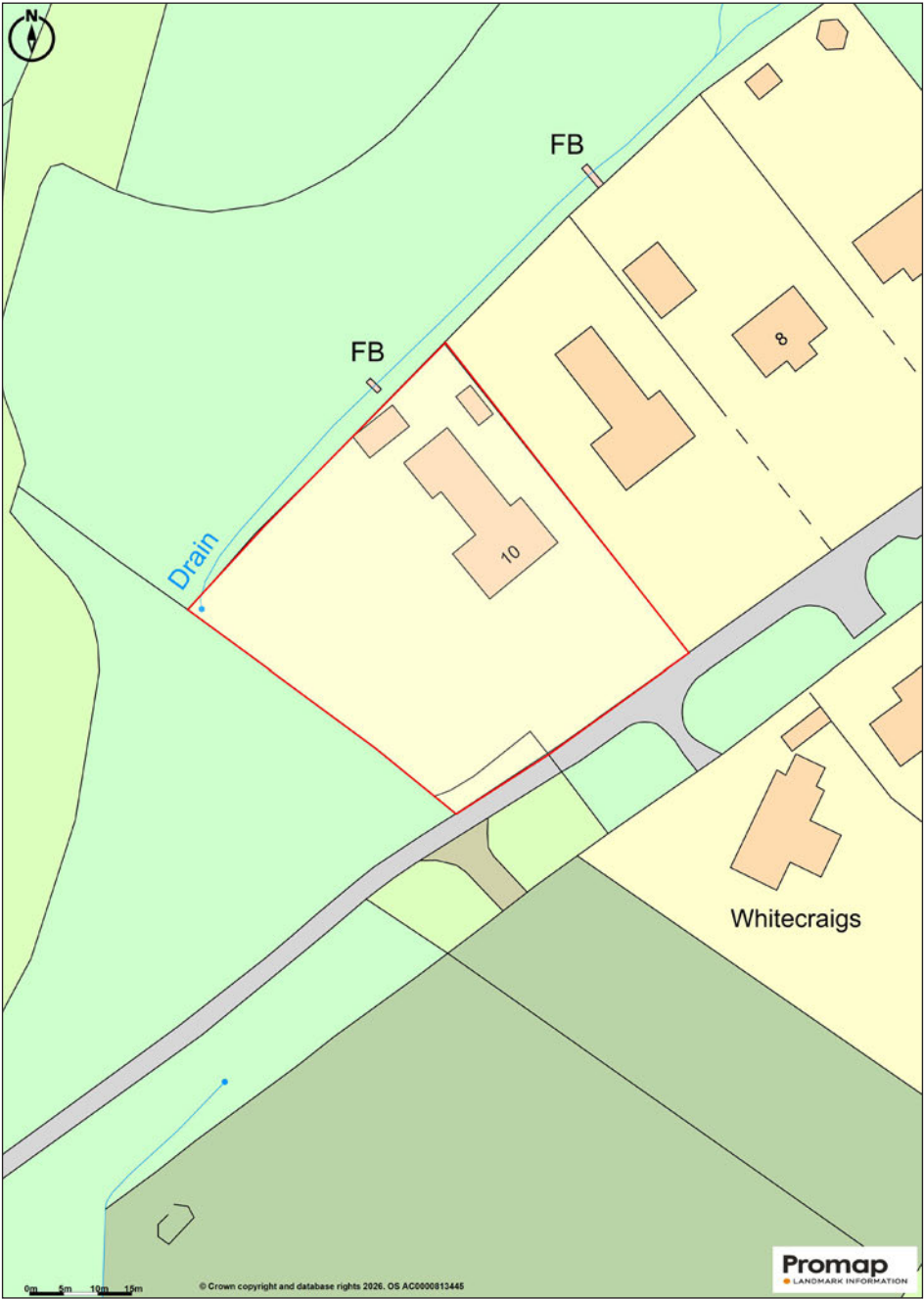
Floorplan

Montrose House,
Inverary



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.

Site Location



Local Authorities

Argyll & Bute Council
Kilmory
Lochgilphead
PA31 8RT
Tel: 01546 602 127.

Services

Mains water supply, mains drainage, oil fired central heating (recently upgraded), double glazing (recently replaced).

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

Council Tax

Montrose House is in Band G, and the amount of council tax payable for 2026/2027 is £4579.55 including water and drainage charges.

Travel Directions

From Glasgow, proceed west on the M8, taking Junction 30 for the M898 and Erskine Bridge. Cross the bridge and bear left onto the A82, signposted for Dumbarton, Loch Lomond and Crianlarich. Continue on the A82 for approximately 25 miles to Tarbet. At Tarbet, turn left onto the A83, signposted for Inveraray and Lochgilphead. Continue on the A83 through Arrochar, over the Rest and Be Thankful and along the western

EPC

EPC rating C.

Viewing

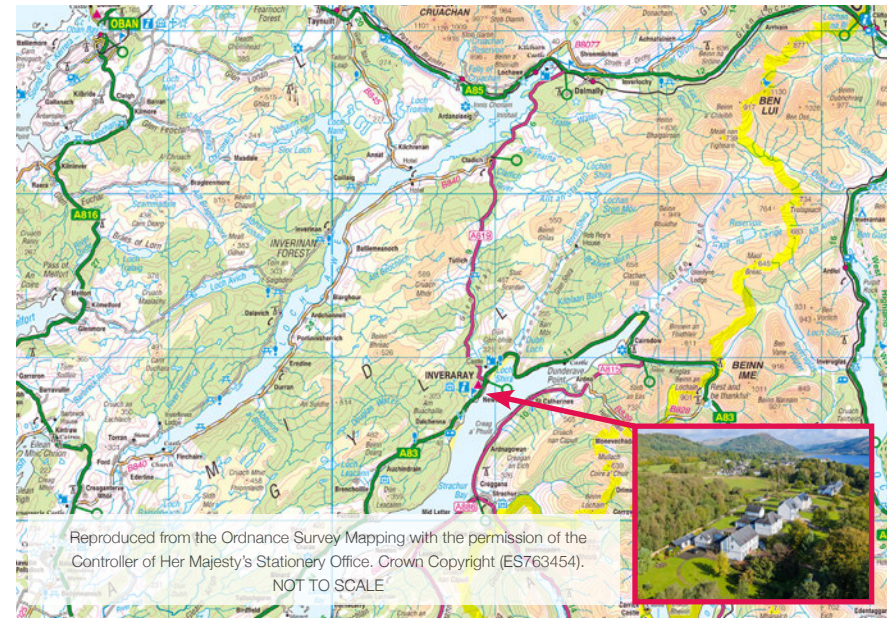
Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 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 that may be fixed.



shore of Loch Fyne to Inveraray. Continue through Inveraray town centre and, on reaching the southern side of the town, turn right onto Barn Brae. After approximately 100 metres, turn left onto The Avenue. Continue south along The Avenue for approximately 0.2 miles, where the entrance to Montrose House can be found 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

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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