



Harbour Lights, 7 Marina View, Pier Road, Sandbank, Dunoon, Argyll & Bute

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7 Marina View, Pier Road, Sandbank, Dunoon, Argyll & Bute, PA23 8QE

Dunoon 2.5 miles Glasgow Airport 25 miles (via ferry)
Glasgow City 35 miles (via ferry)

A modern detached family home in an enviable position overlooking the sheltered anchorage and marina at the head of the Holy Loch.

Ground Floor:

Outer front door to entrance vestibule, entrance reception hallway, general purpose store with electrical switchgear, shower room and wc, sitting room, open plan arch to dining room, fitted kitchen, utility room, internal door to garage.

First Floor:

Stairs to first floor upper hallway, access to attic, linen cupboard, bedroom 1 with en suite shower room, bedrooms 2, 3 & 4, family bathroom.

Outbuildings:

Integral single garage with gas fired central heating boiler, long term attic space stores.

Gardens:

Arched decorative twin leaf gates, block paved driveway with vehicle turning and hardstanding, additional hard standing to the southern side. well stocked beds with mixed shrubs and bushes. Concrete ramp to rear door, further rockery with evergreens and variegated bushes, close board fencing at western side. Gate in the wall to front gardens, flagstone terrace and patio fronted by a steel railing fence. Pebble path leads to raised planters and gardens laid to grass, with ornamental evergreens bounded by privet hedging and close board fencing.



About 0.174 acres

Situation

Harbour Lights, 7 Marina View is situated in the popular ribbon settlement of Sandbank which is on the southern side of the Holy Loch and just to the northern side of the Cowal peninsula town of Dunoon in Argyll & Bute on the west of Scotland.

7 Marina View is one of a small collection of detached family homes set just off Pier Road. From its coastal position, there are wonderful aspects across the head of the Holy Loch and north to the mountains and glens of Argyll.

The centre of the bustling town of Dunoon is only a short drive to the south. Dunoon is the main town of the Cowal Peninsula and has a complete range of shopping, leisure and professional services. The town has a good range of welcoming pubs and restaurants, a library, hospital, secondary school, theatre, cinema, swimming pool and leisure centre. There is a primary school in Sandbank. Some children in the area attend the independent school of St Columba's in Kilmacolm and a private bus service is in operation from Gourrock.

Located on the scenic Cowal Peninsula in Argyll, Harbour Lights is only a short drive from both the Caledonian MacBrayne and Western Ferry terminals from where there are frequent passenger and vehicular sailings across to Gourrock. From here, the road and public transport links make it possible to commute on a daily basis to Glasgow and the central belt.

It is equally possible to drive to Glasgow via Loch Lomond which takes a little longer, but is via some of the most famous and breathtaking countryside in western Scotland.

Dunoon is the gateway to the Loch Lomond and Trossachs National Park and can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland; it is indeed an outdoor enthusiast's playground.

As with most parts of Scotland, one is never too far from a golf course and Dunoon is no exception - the district having three challenging courses.

The expanding Holy Loch Marina is nearby with its berthing and associated chandlery services, an excellent base from which to sail and explore the world-famous lower Clyde and Kyles of Bute inland sea lochs and waterways.

Sea fishing is available on the Firth of Clyde and it is possible to fish for salmon and sea trout by permit on some of the rivers and lochs of the district, with the River Eachaig and the freshwater, Loch Eck only a few minutes' drive to the north.

Some of the local estates can, by arrangement, offer rough and commercial shooting as well as opportunities to stalk for roe, sika and red deer.

The area is renowned for its spectacular scenery. Benmore Botanic Garden is only five miles away and there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country.



Description

Harbour Lights, 7 Marina View, is a well finished detached family home which was originally constructed around 2002. The house enjoys a slightly elevated setting from where it has quite striking, unobstructed views of the head of the Holy Loch, The Holy Loch Marina, surrounding mountains and glens and the pretty sheltered anchorage which lies directly in front of the house.

Harbour Lights, 7 Marina View is a well finished detached family home located in Sandbank on the Cowal peninsula. The house enjoys a slightly elevated setting from the road at the front and from where it has quite striking unobstructed views of the head of the Holy Loch the surrounding mountains and glens and the pretty sheltered anchorage directly in front of the house.

The house is of quartz stone harled exterior over a Fyfstone base course and under a composite tile roof. The accommodation which is in fresh neutral palette decorative order is laid out perfectly for family and guest living over two light and bright and easily managed levels. The house is set amid well-established gardens which are south facing to the rear.

Ground Floor

Half glazed outer front door with Flemish opaque glass to entrance vestibule with coat hooks to the side, full bevel glass door to entrance reception hallway, general purpose store with electrical switchgear, shower room and wc, sitting room with front window showcasing the anchorage, Holy loch and mountain views, dressed stone fireplace with coal burning effect living flame gas fire on a raised marble hearth and slips, open plan arch to dining room, well equipped and fitted kitchen with good space for informal dining/breakfasting table and chairs, twin leaf doors to rear gardens, utility room, internal door to garage.

First Floor

Stairs to first floor upper hallway, access to attic via retractable ladder, linen cupboard with slatted shelving, bedroom 1 with front facing picture window, 2 x twin leaf door fronted fitted wardrobes and en suite shower room, bedrooms 2, 3 & 4 all with 1 x twin leaf door fronted fitted wardrobes, family bathroom with Flemish glazed window to rear.

Outbuildings

Integral single garage with gas fired central heating boiler, remotely operated up and over roller door, concrete floor, personal door access, long term attic space stores, light and power.

Gardens

Arched decorative twin leaf gates hung on quartz rendered gate piers, personal gate to the side, block paved driveway with good vehicle turning and hardstanding, additional hard standing to the southern side of the house. The drive features well stocked beds with mixed shrubs and bushes and which provide interest, shelter and privacy. Concrete ramp to rear door, further rockery with evergreens and variegated bushes, close board fencing at western side. Gate in the wall to the front gardens of flagstone terrace and patio all fronted by a steel railing fence with access points to main front gardens, a pebble path leads to raised planters and the main gardens are laid to grass, with ornamental evergreens and bounded by privet hedging and close board fencing.

Services

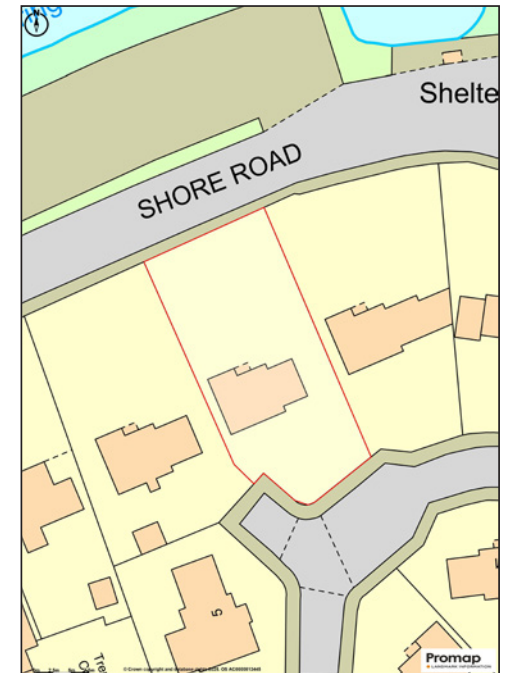
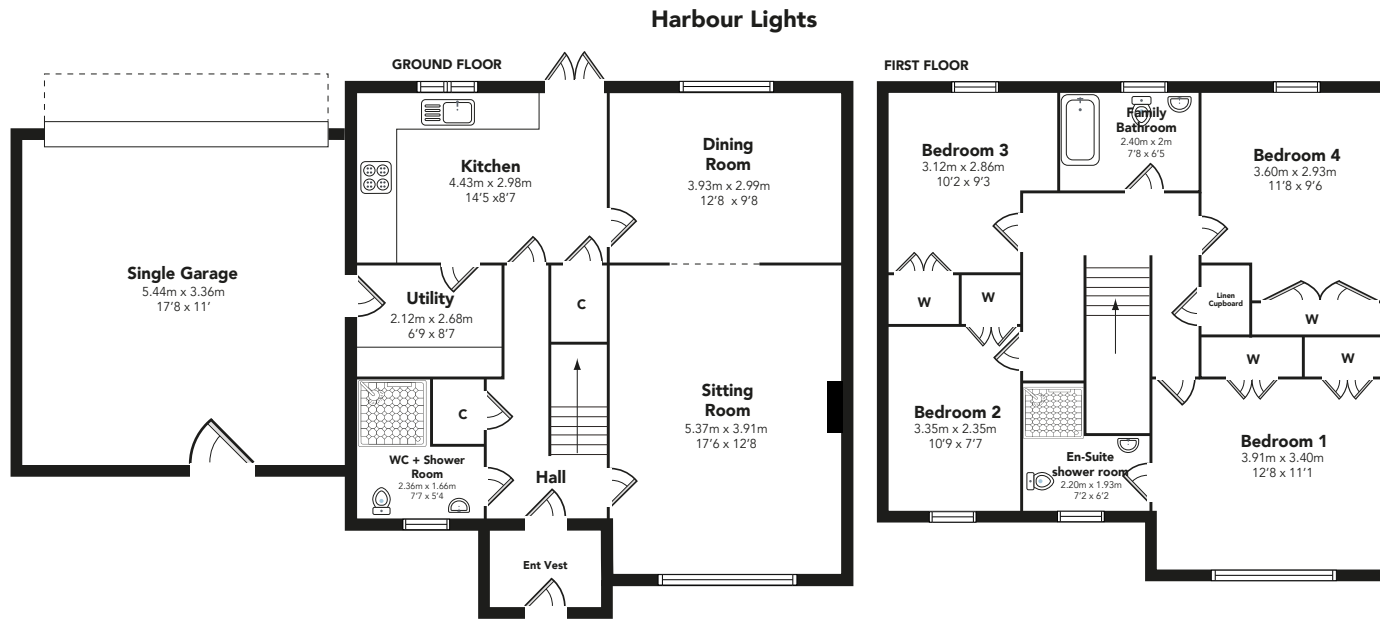
Mains water supply, mains drainage, mains gas, gas fired central heating (new boiler 2022), double glazing, outside water point.

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

Harbour Lights is in council tax band F and the amount payable for 2026/27 is £3840.15p including water and sewerage.

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, The Beacon, 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 of any closing date that may be fixed.

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.



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 the Western Ferries terminal at McInroys Point. Take the ferry to Hunters Quay turn right on the A815 and proceed in a northerly direction. Continue along the coastal road for approximately 1.6 miles, turn left onto Pier Road and immediate right into Marina View. Harbour Lights, number 7 Marina View is the third house 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 August 2025.

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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