



Cedar Cottage, Lephinmore, Strathlachlan, Argyll & Bute

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Cedar Cottage

Lephinmore, Strathlachlan,
Argyll & Bute, PA27 8BU

Strachur 8 miles Dunoon 25 miles Glasgow Airport 52 miles (via ferry)
Glasgow City 60 miles (via ferry)

A very pretty detached cottage with views across rolling countryside to Loch Fyne.

Ground Floor:

Outer front door to open plan kitchen, dining and sitting. Hallway with access to loft, family shower room, bedroom 1 with window to waterscape views, bedroom 2 with window to side gardens, bedroom 3 with fitted wardrobes, window to side gardens and waterscape views, en suite bathroom, utility cum boot room/cloaks with window and door to gardens.

Outbuildings:

Timber workshop/shed.

Gardens:

Via a timber swing gate to private gravel driveway leading to ample vehicular hard standing and parking area. A personal timber gate provides access via a gravel cum paving stone path to both front and rear doors to the property. A level lawn wraps around the extent of the property with an assortment of beds and bushes at its border, all of which is further bounded by a post and wire fence. From the gardens there are outstanding views across rolling countryside to Loch Fyne.

Acreage is 0.27 acre



Situation

Cedar Cottage is located in serene countryside within the charming hamlet of Lephinmore, a short drive from Strathlachlan and Newton which are the hamlets just to the south of the popular and always sought after coastal village of Strachur.

Strachur is a delightful Argyllshire village that has local shops and services that cater for most everyday needs and requirements. Glasgow is about 60 miles and offers a full range of higher and further educational services as well as all the cultural and professional services normally connected with a major city.

Dunoon is approximately 25 miles distant, and it is approximately 59 miles via Loch Lomond-side to Glasgow Airport.

Primary schooling is available in Strachur, and secondary schooling is available at Dunoon. The nearest independent school is Helensburgh at 46 miles.

The A83 & A82 provide access to central Scotland. Arrochar has a main line rail station with a service to and from Glasgow city centre and a sleeper to London.

The area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. The recently established Cowal Way stretches from Portavadie in the West and travels eastwards for 31 miles through some of the most dramatic and picturesque sea and landscapes in the west coast.

Sea, river and loch fishing are also available in the area as are a number of commercially run shoots. Some of the local estates allow stalking by arrangement.

For sailors, the sea lochs of the west of Scotland offer safe anchorages as well as spectacular coastal sailing, there are marina and chandlery services at Rhu, Inverkip and Dunoon.



Description

Cedar Cottage is located in a situation of great natural scenic beauty and enjoys uninterrupted views across rolling countryside to Loch Fyne. It is understood that the property is a non-traditional construction detached bungalow type home which is completed in dark grey painted timber cladding with white painted concrete relief, neatly presented under a dark grey tiled roof.

The property is well set up for principal family living, and because of the wonderful coastal setting Cedar Cottage is also excellent as second or income producing investment home.

Ground Floor

Outer front door with glass insert to open plan kitchen, dining and sitting warmed by a log burning stove, picture frame windows to rolling countryside and waterscape views. Hallway with access to loft, family shower room with heated towel rail, bedroom 1 with window to waterscape views, bedroom 2 with window to side gardens, bedroom 3 with fitted wardrobes, window to side gardens and waterscape views, en suite bathroom with overhead shower and heated towel rail, utility cum boot room/cloaks with window and door to gardens.

Outbuildings

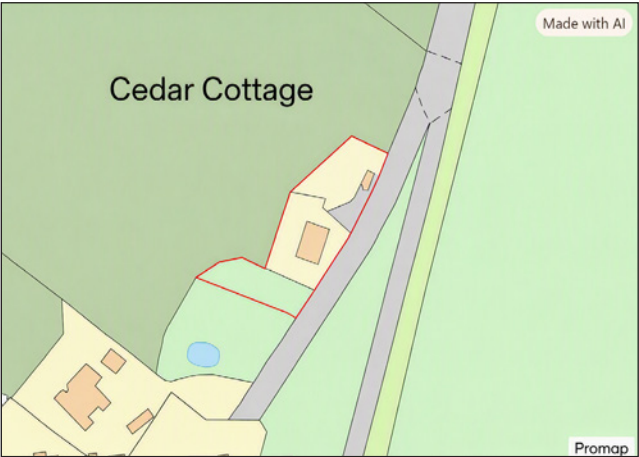
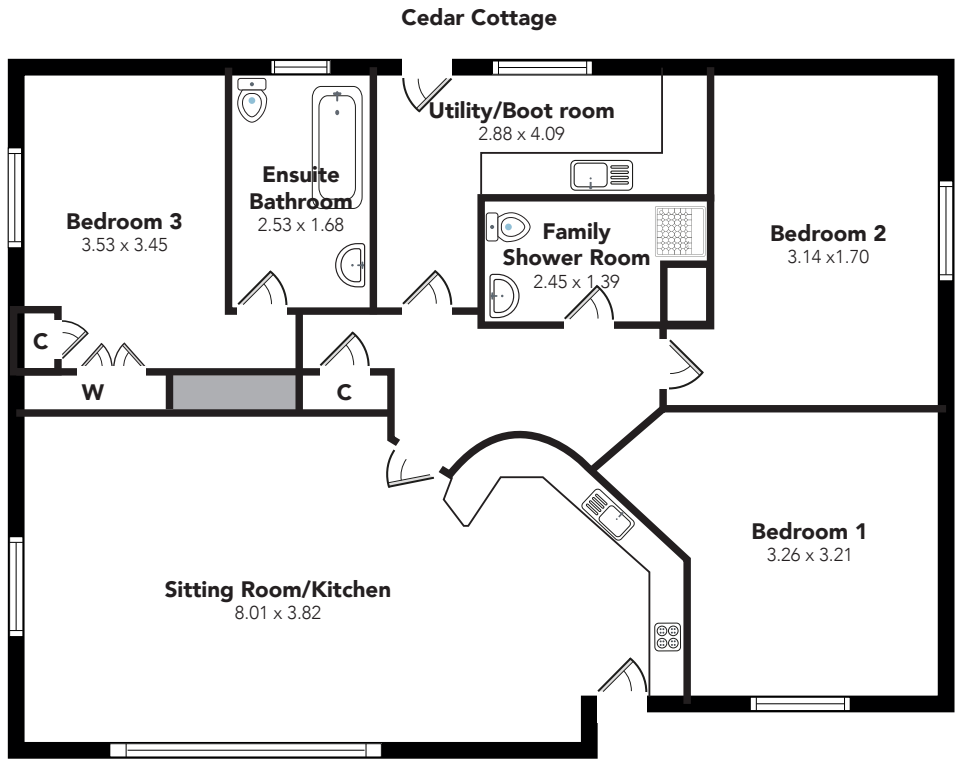
Timber workshop/shed.

Gardens

Via a timber swing gate to private gravel driveway leading to ample vehicular hard standing and parking area. A personal timber gate provides access via a gravel cum paving stone path to both front and rear doors to the property. A level lawn wraps around the extent of the property with an assortment of beds and bushes at its border, all of which is further bounded by a post and wire fence. From the gardens there are outstanding views across rolling countryside to Loch Fyne.



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.

Services

Private water supply, drainage is by private septic tank, double glazing, electric heating assisted by a log burning stove.

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

Council Tax

Cedar Cottage is band D and amount payable £1783.33 excluding mains water and drainage.

EPC Rating F

Viewing

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

Travel Directions

From Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turn left off the bridge on the A82 and continue for about 25 miles to reach Tarbet. Continue to the left at Tarbet onto the A83 and proceed through Arrochar for a further 13 miles. Turn left onto the A815 and travel for about 9.5 miles to reach Strachur. Turn right onto the A886 for Colintraive and continue through and out of Strachur. From Strachur, take the

Possession

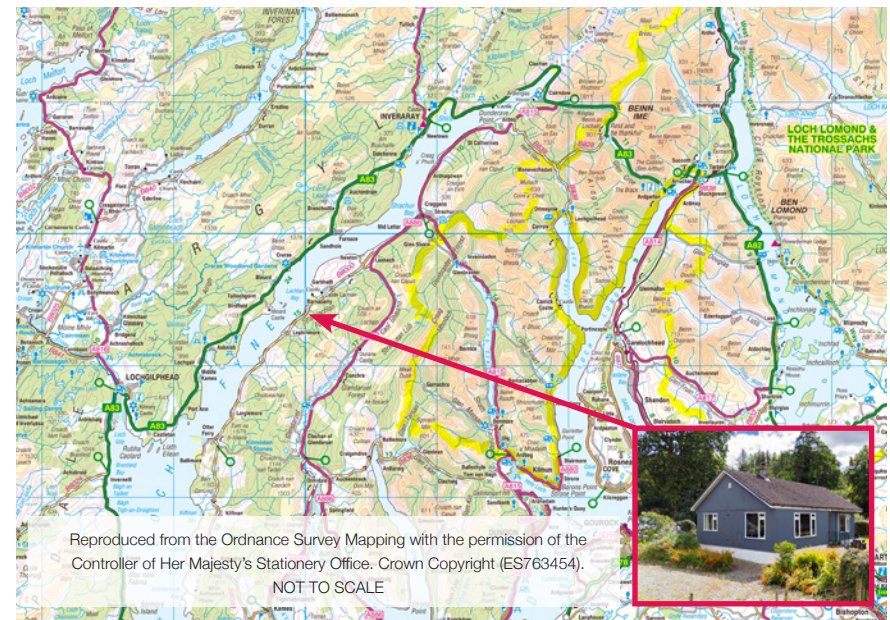
Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 176 St. Vincent 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.

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.



A886 south/west towards Colintraive/Glendaruel. After roughly 3 miles, turn onto the B8000, signposted towards Otter Ferry / Strathlachlan. Follow the B8000 through the countryside, passing the Newton/Old Castle Lachlan area. Continue on the B8000 towards Lephinmore. Lephinmore is on the B8000 between Otter Ferry and Lachlan Castle. At the signpost for 'Lephinmore' slip off the road to the right hand side to find Cedar Cottage on your right.

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

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 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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RESIDENTIAL

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