



Old Fire Station, Village Brae, Tighnabruaich, Argyll & Bute

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Old Fire Station

Village Brae, Tighnabruaich,
Argyll & Bute, PA21 2DS

Dunoon 24.7 miles, Glasgow Airport 46.9 miles (via ferry), Braehead Retail Village 50.1 miles (via ferry), Glasgow city centre 57.1 miles (via ferry)

A dazzling piece of modernist architecture amid the Victorian grandeur of Tighnabruaich's seafront.

Ground Floor:

Entrance vestibule, door to inner hallway, general purpose and utility store, family bathroom, bedroom 1 (principal) with en suite wet zone shower room, bedroom 2, bedroom 3.

First Floor:

Spiral staircase to the first floor, open plan sitting room to dining room to fitted kitchen with access to a raised roof terrace/garden.

Outbuildings:

Box profile steel shed and general-purpose garden equipment store.

Gardens:

Tandem style double driveway, white painted low-level walls form beds which feature stylish pebbles, Washington & Yucca palms and stands of bamboo. Small area of astro turf and flagstone pathways with dusk lighting. Grey close board fence at the rear with gate leading to the garden shed, oil tank storage and steel steps providing secondary access to the roof terrace.

Situation

Old Fire Station is situated in the heart of the highly picturesque and sought after coastal village of Tighnabruaich on the west coast of Scotland.

As with most properties in Tighnabruaich, Old Fire Station enjoys a slightly elevated position from where there are views over neighbouring buildings to the famous water and landscape known as the Kyles of Bute.

Tighnabruaich is a well-known sheltered anchorage with moorings that are always lively with the comings and goings of boating and yachting craft. The village centre is virtually on the doorstep and offers local amenities that cater for everyday needs and requirements. A bus service runs from Tighnabruaich to both Portavadie and Dunoon.

The city of Glasgow is 57 miles distant (interrupted by a pleasant boat crossing to Gourock) and has numerous retail districts and all the higher educational, cultural and leisure services normally associated with a major international centre.

Tighnabruaich has a reputable and award-winning primary school and secondary is available at Dunoon Grammar.

The area is famous for its dramatic natural scenic beauty; yachts people from the world over sail through the scenic Kyles from the Clyde marinas and on through the Crinan canal and out to the Hebridean islands. Tighnabruaich is a sheltered and scenic deep-water anchorage. Its highlight must surely be the regular berthing of the famous PV Waverley owned and operated by Caledonian MacBrayne and reputed to be the world's last sea going paddle steamer. Always a sight to behold as she berths at Tighnabruaich pier with day trippers.

The area offers much in the way of relaxing outdoor pursuits. The Kyles of Bute Golf Club is a scenic and challenging 9-hole golf course. There is tennis and inevitably, a famous sailing school.

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.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintrave. It is an area of stunning natural beauty where there are countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.



Description

Old Fire Station is a stylish contemporary detached home just on the fringe of the centre of the charming coastal ribbon settlement of Tighnabruaich. The house has been imaginatively conceived in an upside-down style ensuring that the public room space benefits from the wonderful and ever-changing views out over the west Kyles of Bute.

Internally, and on the ground floor there is the bedroom accommodation and bathrooms (including a wet room). These spaces are cool and minimal and completed with high end contemporary Porcelanosa & Pavillion Rattan fittings. The spiral staircase (built by artist and blacksmith Andy McDonald) leads to the stylish open plan living, dining and kitchen space with Siemens and Dualit appliances, full-height glass sliding doors open onto an expansive 400 sq ft roof garden. At the first floor level there is extensive good use of dressed engineered and hand waxed oak board flooring, inset ceiling down lighters and deluxe range ceramics. The house is wired for sound with Sonos and the lighting is all remotely controlled.

Externally, Old Fire Station's simple white contemporary structure stands out from the period drama of its neighbours, and the clean angular lines of the gardens include intriguing sculptures by renowned artis George Wyllie.

Old Fire Station is of white smooth acrylic render with grey composite board relief under a zinc roof. It is set amid low maintenance by design gardens, and has off-street driveway car parking for two vehicles. The house is also literally a few yards from local shops and provisions stores and also a short walk to the Tighnabruaich pontoon from where small boating craft, paddle boards and canoes can be launched for family water sports fun.

Old Fire Station is an opportunity for many to acquire a fine principal home in the village centre. In addition, Tighnabruaich is a well know and popular short break and holiday destination and so Old Fire Station lends itself well toward an income producing investment property.

Ground Floor

Glass outer canopy, outer door to bright entrance vestibule, 2 full height windows and galleried upper hallway, door to inner hallway leading to shelved general purpose and utility store, family bathroom with contemporary wall ceramics and pebble mosaic floor tile, bedroom 1 (principal) with front facing window,

fitted wardrobes fronted by 4 sliders, en suite wet zone type shower room with his and hers wash hand basins, deluxe wall ceramics and pebble mosaic tile floor, bedroom 2 with rear facing window, fitted wardrobes fronted by 2 sliders, bedroom 3 with side facing window, fitted wardrobes fronted by 2 sliders.

First Floor

From the lower vestibule, a white powder coated spiral staircase leads to the first-floor level, set out on a bright open plan arrangement of sitting room to dining room to fitted kitchen, all within a half-vaulted ceiling. The kitchen has matching base and wall units with polished granite worktops with projecting coffee/dining bar. The sitting room features a contemporary and warming log burner set on a polished slate circular hearth. The east facing fenestration is large and designed to showcase the views out over the West Kyles of Bute. A slider provides access to a raised roof terrace/garden which is to flagstones with pebble edges, all bounded by white painted acrylic render walls with glass balustrading relief.

Outbuildings:

Box profile steel shed and general-purpose garden equipment store.

Garden

Gravel surfaced double driveway in tandem style, white painted low-level walls form beds which feature stylish pebbles, Washington & Yucca palms and stands of bamboo. Small area of astro turf and flagstone pathways with dusk lighting. A grey close board fence at the rear of the drive has a gate leading to the garden shed, oil tank storage and galvanised steel steps providing secondary access to the roof terrace.

Mooring

A crown estates and local association registered mooring is within sight of Old Fire Station (by separate negotiation).

Services

Mains water supply, mains drainage, mains electricity, oil fired central heating, double glazing.

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
Kilmory
Lochgilphead
Argyll
PA31 8RT

Council Tax

Old Fire Station is in Band E and the amount of council tax payable for 2026/2027 is £3,140.38.

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.

If you require this publication in an alternative format, please contact this office on 0141 225 3880.

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 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. After 3.5 miles turn left on to the B836. Travel for 11 miles before turning right on to the A886. Travel for 1.5 miles then turn left onto the B8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the village turn left on the B8000, proceed past the shops and turn left at the RLNI station onto Village Brae, continue up Village Brae for about 30 yards to find Old Fire Station on the left-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.

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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 October 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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