



Cedar Cottage, Kenmore, Inveraray, Argyll
www.robbresidential.com





Cedar Cottage

Kenmore, Inveraray, Argyll, PA32 8XT

Inveraray 5.2 miles, Lochgilphead 19.6 miles, Oban 42.2 miles, Dunoon 43.5 miles
Glasgow Airport 59 miles, Glasgow 70 miles

A very pretty cottage in the idyllic hidden location of Kenmore with breath-taking views across Loch Fyne.

Ground Floor:

Outer front door to welcoming entrance hall with porthole style window, cupboard housing electrical switch gear, bedroom 1 with window to front gardens, bedroom 2 with window to rear gardens and partial waterscape views, family bathroom and shower room with window to rear gardens and partial waterscape views, under stair store cupboard, sitting room with warming log burning stove and window to front gardens, twin leaf doors to conservatory currently set up as a sitting cum dining area, sliding doors to gardens.

First Floor:

Carpeted staircase to first floor landing, bedroom 3 (master) with 2 x Velux windows, linen store housing the hot water tank, kitchen cum dining room with 1 x Velux window to front gardens and 2 x Velux windows enjoying uninterrupted waterscape views to Loch Fyne, porthole style window to waterscape.

Outbuildings:

Greenhouse, general purpose shed, polytunnel.

Gardens:

The front gardens are low maintenance by design and laid to an area of lawn with potted plants, to the side of the cottage there is a red painted close board timber fence with twin leaf gates leading to ample gravel vehicular hard standing and parking. The rear gardens are broadly laid to lawn with an assortment of colour beds, bushes and specimen trees, along with raised soft fruit and vegetable beds. Various paved patio areas offer excellent opportunity for alfresco sitting and dining; a further lawn area leads to extreme rear gardens where there is a natural rock face at its fringes and mature beds and bushes. From the gardens there are stunning aspects to the water along with a real sense of peace and tranquillity.

Circa 0.16 acres in all.

Situation

Kenmore is a small hamlet approximately 5.2 miles South of Inveraray and is accessed via a forestry road which leads to the secluded setting where there are only a handful of houses, all of which benefit and enjoy spectacular views up and down the length and breadth of Loch Fyne.

Inveraray itself 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 a number of 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 70 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 (25.1 miles) providing access to the main west coast line 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 Cedar Cottage 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.

Mid-Argyll presents some of the most dramatic seascapes and landscapes on the West Coast of Scotland. Sea, river and loch fishing is 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

Cedar Cottage is a very pretty typical west of Scotland style cottage which offers light and bright easily managed accommodation across two levels.

Externally the cottage is striking and completed in white painted stone construction under a vibrant red Coroline corrugated sheet roof. Kenmore is a small hamlet approximately 3 miles South of Inveraray and is accessed via a forestry road which leads to the secluded setting where there are only a handful of houses, all of which enjoy spectacular views up and down the length and breadth of Loch Fyne.

The cottage is perfect and well set up for principal family living; Kenmore & Inveraray are also well-known west of Scotland holiday and short break destinations and so Cedar Cottage offers scope as a second or income producing holiday home.

Ground Floor

Outer front door to welcoming entrance hall with porthole style window, cupboard housing electrical switch gear, bedroom 1 with window to front gardens, bedroom 2 with window to rear gardens and partial waterscape views, family bathroom and shower room with window to rear gardens and partial waterscape views, under stair store cupboard, sitting room with warming log burning stove and window to front gardens, twin leaf doors to conservatory currently set up as a sitting cum dining area, sliding doors to gardens.



First Floor

Carpeted staircase to first floor landing, bedroom 3 (master) with 2 x Velux windows, linen store housing the hot water tank, kitchen cum dining room with 1 x Velux window to front gardens and 2 x Velux windows enjoying uninterrupted waterscape views to Loch Fyne, porthole style window to waterscape.

Outbuildings

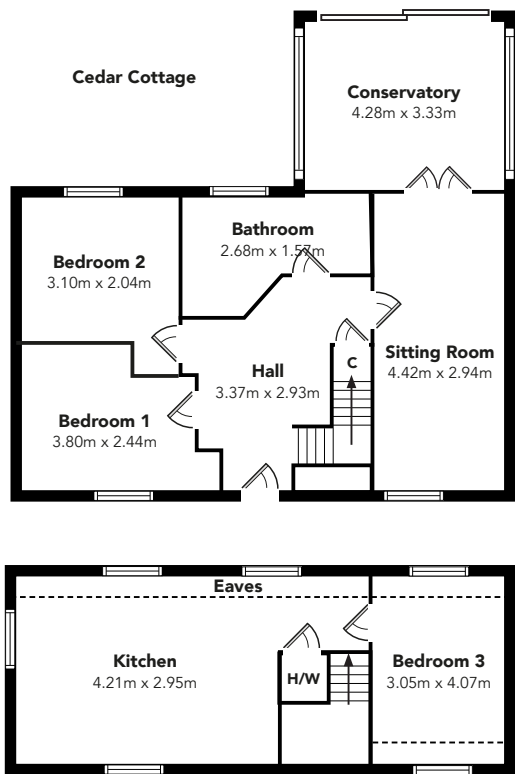
Greenhouse, general purpose shed, polytunnel.

Gardens

The front gardens are low maintenance by design and laid to an area of lawn with potted plants, to the side of the cottage there is a red painted close board timber fence with twin leaf gates leading to ample gravel vehicular hard standing and parking. The rear gardens are broadly laid to lawn with an assortment of colour beds, bushes and specimen trees, along with raised soft fruit and vegetable beds. Various paved patio areas offer excellent opportunity for alfresco sitting and dining; a further lawn area leads to extreme rear gardens where there is a natural rock face at its fringes and mature beds and bushes. From the gardens there are stunning aspects to the water along with a real sense of peace and tranquillity.



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
PA31 8RT
Tel: 01546 602 127.

Services:

Main water supply, drainage is by private septic tank, electric heating assisted by a warming log burning stove (which heats the back boiler), double glazing.

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

Council Tax

Cedar Cottage is Council tax band D and the amount payable for 2026/2027 is £2085.28 excluding sewerage.

Travel Directions

From Glasgow, proceed west on the M8 to Junction 30 and the Erskine Bridge. Turn left off the bridge onto the A82 and continue for about 25 miles to Tarbet. Then go straight on (becomes A83) signposted for Lochgilphead, for a further 24 miles around Loch Long and the end of Loch Fyne to Inveraray.

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

Viewing

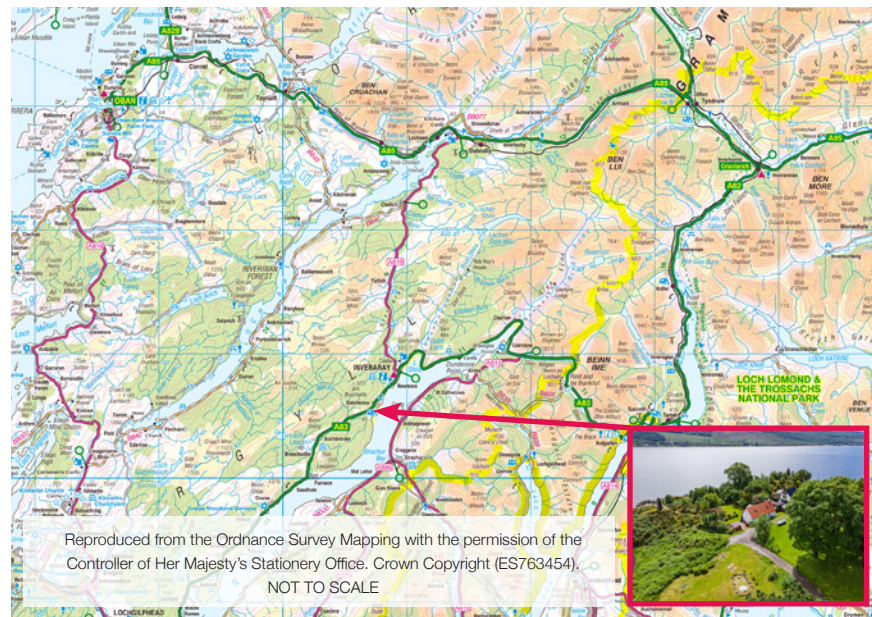
Strictly by appointment with Robb Residential, telephone 0141 225 3880.

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.



On leaving Inveraray continue on the A83 for about 5 miles until you reach the village of Furnace then turn left immediately after the sign for Furnace. Follow the road past the village store, over the bridge and through the quarry. Continue along the forest track for 3 miles, keeping Loch Fyne to your right. You will see signs "Kenmore Private" on the loch side, continue down into the hamlet of Kenmore, proceed along the track to find Cedar Cottage with the red roof on the left hand side.

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 June 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.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880