



2 Scotnish Cottage, Tayvallich, Lochgilphead, Argyll
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2 Scotnish Cottage

Tayvallich, Lochgilphead, Argyll, PA31 8PG

Tayvallich 1.7 miles, Lochgilphead 11.6 miles, Oban 40 miles, Glasgow 100 miles

A wonderful semi-detached property laid across one easily managed level, in a situation of great natural scenic beauty enjoying views and direct access to the water.

Ground floor:

Outer front door to entrance hall/cloaks, inner front door to hallway, contemporary family shower room. Open plan kitchen, dining and sitting room with windows to front gardens and beyond to waterscape views, window to rear gardens, warming log burning stove, door to decking and gardens. Bedroom 1 with dual aspect windows to front gardens and waterscape views, bedroom 2 with window to rear gardens.

Outbuildings:

Timber shed and log store.

Gardens:

Large, shared gravel driveway leading to gravel vehicular hard standing and parking area. The gardens at 2 Scotnish Cottage are laid lawn at its front with an assortment of trees and bushes providing privacy from the road. Semi ancient woodland forms the backdrop at the rear of the property along with a good-sized wrap around decking to the front and side of the cottage, creating an ideal space for alfresco sitting, dining and enjoying the evening sundowners. Across the minor road there is an area of foreshore which is partially laid to lawn with a stone wall which provides direct access to the water.

About 0.2 acres.

Situation

2 Scotnish Cottage is a very pretty semi-detached two-bedroom cottage which was formally part of the Scotnish Estate and forms part of a pretty hamlet of six properties.

Externally the cottage is completed in neutral painted render with painted smooth render relief all neatly presented under a dark grey slate roof. Internally the property is light, bright, and laid across one easily managed level.

2 Scotnish Cottage sits within well stocked garden ground and from its slightly elevated position there are wonderful views due South across the waters of Caol Scotnish which is at the top of Loch Sween.

2 Scotnish Cottage lends itself perfectly as a principal family home; Tayvallich is also a well-known west of Scotland holiday and short break destination and so, 2 Scotnish Cottage offers new owners' considerable scope as a second or income producing holiday home.

Lochgilphead, about 11.6 miles to the east, is the main town of the district.

Tayvallich is a picturesque fishing village situated on the shores of Loch Sween. It is a popular and sheltered yachting haven with its spectacular scenery and vibrant community which includes a restaurant, community shop & coffee shop along with many local artists. There is a beach just across at Carsaig Bay and many forestry walks in and around the peninsula. The village has its own primary school, community hall and church.

Crinan, with its little harbour, canal basin and anchorage, forms the western sea end of the Crinan Canal and in the summer months the canal is always a colourful spectacle with passing yachting, cruising and pleasure craft as they navigate the canal waterway to connect the inland sea lochs, the Clyde estuary and the Kyles

of Bute with the more testing and scenically spectacular sailing waters of the Western Isles.

Lochgilphead (11.6 miles away, as mentioned) has a good range of local shops, a mid-sized Co-op supermarket and amenities that adequately cater for everyday needs and requirements. Further shopping facilities, including Tesco and M&S supermarkets, are available in Oban. It is possible to arrange grocery deliveries from both the Co-op and Tesco. Glasgow is the nearest major city and has a complete and extensive range of shopping, cultural, higher educational and leisure services normally associated with a major centre.

Lochgilphead has both primary and secondary schooling with a school bus service which is also a service bus.

The area offers a fine range of relaxing outdoor pursuits with pleasant canal-side walks, cycle paths and more testing hill walks. Field sports are available in the area and include stalking, driven and walked up shooting as well as fishing, both sea and inland hill loch.

The area is well known for its dramatic and natural scenic beauty, and this has always drawn people to the area, making it a popular tourist destination.

The Mid-Argyll swimming pool is in Lochgilphead.

There are hospitals in Lochgilphead - Mid Argyll Community Hospital and integrated Care Centre, and Oban - Lorne and Islands District General Hospital.

A local bus service provides a local and city service, and the nearest main line rail station is at Oban.



Description

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Ground Floor

Outer front door to entrance hall/cloaks housing the electrical switch gear, inner front door to hallway, contemporary family shower room with walk in shower enclosure and heated towel rail. Light and bright open plan kitchen, dining and sitting room with windows to front gardens and beyond to waterscape views, window to rear gardens, warming log burning stove, fitted cupboard housing the hot water tank, door to decking and gardens. Bedroom 1 with dual aspect windows to front gardens and waterscape views, bedroom 2 with window to rear gardens.

Outbuildings

Timber shed and log store.

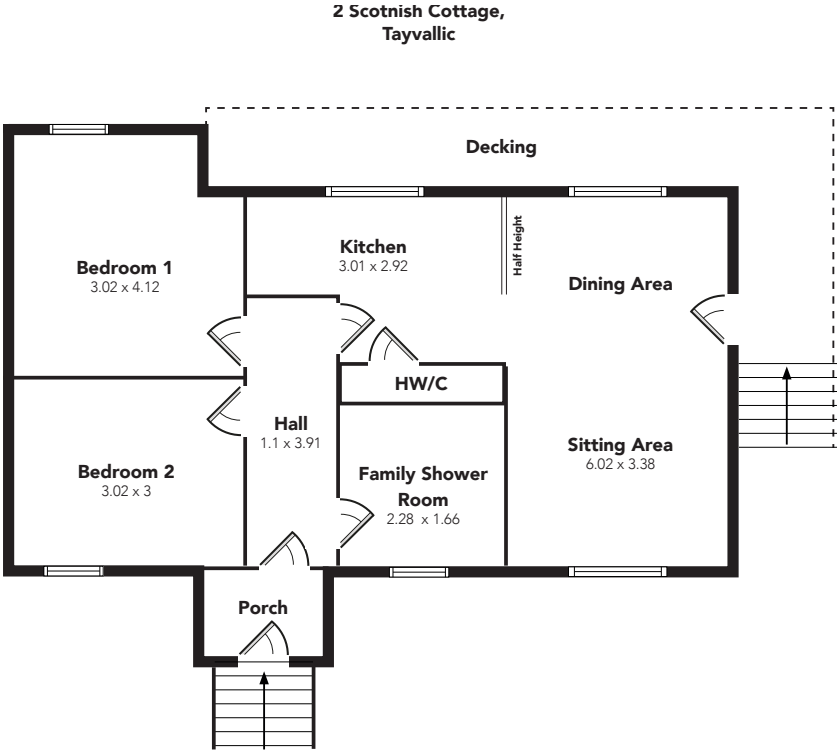
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Floorplan and Site Location



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

Mains water supply, drainage is by shared septic tank, electric heating supported by the log burning stove, under floor heating to the family shower room, double glazing.

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

Council Tax

2 Scottish Cottage is in council tax band C and the amount of council tax payable for 2026/2027 is £1,853.58p including water and excluding sewerage charges.

EPC

Rating E

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.

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 Lochgilphead proceed in a northerly direction on the A816 for about 2 miles. Bear left on the B841 to reach Cairnbaan. At Cairnbaan continue across the canal bridge following signs to Crinan and Tayvallich. After 4 miles turn left onto the B8025 for Tayvallich.

Follow the B8025, at the fork in the road with a war memorial, bear right following the sign for Tayvallich. Follow the coastal road towards Tayvallich for circa 1.5 miles to find 2 Scottish Cottage on your 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 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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RESIDENTIAL

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