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Heather House, Glenramskill, Campbeltown, Argyll & Bute
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Heather House

Glenramskill, Campbeltown,
Argyll & Bute, PA28 6RD

Campbeltown Airport 4.8 miles, Tarbert 38 miles, Lochgilphead 51 miles,
Glasgow Airport 130 miles, Glasgow City 140 miles

One of Campbeltown's' finest coastal homes, for sale for the first time since 1974.

Ground Floor: Outer door to entrance vestibule, entrance reception hallway, shower room and wc, open plan sitting room to breakfasting fitted kitchen, inner hallway to utility room, secondary staircase to the first floor, door to rear porch. Main inner hallway to snug/TV den/possible 6th bedroom, formal dining room, drawing room, under mezzanine store, mezzanine level.

First Floor: Door from mezzanine level to broad principal staircase leading to upper hallway, access hatch via retractable ladder to attic, bedroom 1 (principal), bedroom 2, bathroom, bedroom 3, connecting door to bedroom 4, door to upper inner hallway, shower room, airing cupboard, bedroom 5.

Outbuildings: Homeoffice/craft/hobbies/fitnessroom/workshop, summer house, green timber general purpose store shed, 30' boathouse, garage, freezer room and cycle store, vented log store, shed and timber store, 'A' framed viewpoint seat, Ketor UPVC garden equipment store.

Gardens: Escallonia hedge over stone front wall, escallonia arch and via steel gate to paved pathway, level mature lawns stone raised beds, curved flagstone patio, yachting themed topiary, rotary drier at western side, palisade fencing and gate to steel gated western driveway with vehicle hardstanding. Secondary eastern driveway via twin leaf galvanised gates to workshop and vehicle hardstanding. Arch top twin leaf gates leading to rear gardens, sunken terrace at the rear of the house, retaining wall supporting raised lawn and natural rocky outcrops, tiered gravel nautical themed terraces. Gravel pathway beside naturally fed pond to upper gardens with paths and walkways, extensively stocked beds to upper spring/summer flower meadow, arched timber bridge across hill fed stream to two lily ponds. A gate leads to kitchen produce and veg planters and with soft fruit cages. Steps provide access to the beach and foreshore.

Woodland: To the western side of Heather House is an area of semi ancient native woodland which provides wonderful amenity and through which paths have been established with strategic view and seating points.

About 2.1 acres (0.85Ha).





Situation

Heather House is situated within the lovely coastal ribbon settlement of Glenramskill which is about 1 mile to the southeast of Campbeltown which is the main town on the Kintyre Peninsula. From its wonderful coastal setting there are spectacular and ever-changing waterscape views out over Campbeltown Loch towards Davaar island and on to the high tops of the island of Arran to the east.

Campbeltown is the main shopping town in the area and provides a range of facilities including supermarkets, café's, restaurants, gift shops, garages, the award winning 'Aqualibrium' leisure centre, a library, hospital and a cinema. There is an emergency air-ambulance service to Glasgow.

There are two primary schools as well as secondary education at Campbeltown Grammar. The University of the Highlands and Islands can be accessed locally via Argyll College.

Campbeltown is popular with tourists and has a variety of hotels and restaurants. The town has a marina, sheltered anchorages and a small Sailing Club with moorings. The nationally popular Mull of Kintyre half-marathon is held in May and the annual Mull of Kintyre Music Festival over four days each August.

The West Coast bus service runs four daily coaches to and from Glasgow. By car, via the A83, Glasgow can be reached (in normal driving conditions) in approximately 3 hours.

Tarbert also has a ferry link to Portavadie which gives access to an alternative route to Glasgow via the Cowal Peninsula. The nearby Campbeltown airport (4.8 miles) offers a twice daily return flight (30 minutes) to Glasgow International Airport.

The coastal village of Tarbert is 38 miles away where there are a number of friendly harbour pubs and restaurants. Tarbert is renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk music.

Machrihanish is famous for golf. The links course of Machrihanish is of international acclaim and attracts many visitors, Jack Nicklaus describes the 1st as 'the best opening hole in the world'. In addition, in 2009 the David McLay Kidd designed Macrihanish Dunes course opened on an SSSI and it attracts wide acclaim from within the golfing community.

Locally, there is an 18-hole course (Dunaverty) at Southend as well as nine-hole courses at Carradale and on the Island of Gigha.

Beaches

Westport Beach which Stretches over 6 miles, and boasts the Machrihanish Dunes as its backdrop, a Site of Scientific Interest (SSSI) and the biggest sand dune area in Argyll and is a popular haven for



surfers and dog walkers. The beach is nestled alongside Machrihanish Golf Course which is one of the finest links golf courses in the UK.

There are numerous easily accessible sandy beaches nearby, Machrihanish, Southend and Westport are just a few to mention.

World class sailing is available with easy access to the Clyde Coast, Arran and the North Channel across to Ireland from Campbeltown Loch. At Ardrishaig, the Crinan Canal connects Loch Fyne with Loch Craignish. From where, the Southern and Inner Hebrides are readily accessible. The Kennacraig ferry connects the mainland with Islay, Jura and Colonsay.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in other surrounding rivers and hill lochs.

The countryside is a delight in which to walk or cycle and there is no shortage of scenic routes and places of archaeological and historical interest to visit.

The islands of Davaar (Which you can walk to when the tide is out, always check tidal times) and Gigha are nearby and are steeped in history, with stunning scenery and landscapes harbouring an abundance of wildlife.

The Kintyre Way is a fully waymarked 100-mile trail which criss-crosses the peninsula from Tarbert to Campbeltown. There are serious hiking and gentle rambles, all of which bring home the beautiful reality that is Kintyre.





Description

Heather House, it is a lovely, detached house set amid grounds of about 2.1 acres which have been stocked with an array of colourful shrubs, bushes, trees and plant life which provide much colour and year-round interest. To the western side of the house there is a serene area of semi ancient native woodlands through which there are calming paths, walkways and strategic viewpoints.

Heather House is of white painted harled exterior with contrasting dark hardwood windows and doors, the whole is under a slated roof with ball top finials and projecting dormer window formations at the first floor, the (1974) extension to the eastern side has distinctive flared hips at the roofline. Internally there is good use of warm pitch pine to many of the doors, good quality kitchen and bathroom were completed with deluxe range ceramics, the property also has a range of useful and versatile outbuildings. The accommodation is perfect for family and guest living; it is very well presented and laid out over two light and bright and easily managed levels.

Ground Floor

Outer door to entrance vestibule with arched fenestration, vaulted ceiling, tiled floor and walls, opaque glass full drop door to entrance reception hallway with tiled floor, coat hooks and hat rack, shower room and wc with tiled floor, stylish open plan sitting room to breakfasting fitted kitchen completed in exposed pine, cream enamel 4 oven Aga range cooker with rustic block pine over mantle, windows to front and rear, inner hallway to utility room with Belfast sink and outerwear coat hooks, secondary staircase to the first floor, door to tiled floor rear porch with door providing access to the rear gardens. Main inner hallway leading to snug/TV den/possible 6th bedroom with fitted furniture and window to rear gardens, formal dining room with front and rear windows, exposed pine flooring, multi glazed full drop door to expansive drawing room with indented ceiling, quadruple aspects and picture windows showcasing loch aspects, exposed pine floorboards, 10Kw log burner inset on slated hearth and slips, under mezzanine stores, pine steps, beech balustrading to pine floor mezzanine level with French doors to rear gardens.

First Floor

Door from mezzanine level to broad principal staircase leading to upper hallway, access hatch via retractable ladder to floored and insulated attic space, bedroom 1 (principal) a triple aspect room with fine loch views and heritage pine fitted furniture, bedroom 2 with side and rear windows, fitted wardrobes, bathroom with vanity set wash hand basin, plumbed shower over the bath, Flemish glazed window to rear, bedroom 3 with dormer to front and velux to rear, exposed pine roof trusses, fitted store, connecting door to bedroom 4 with dormer to front and velux to rear, exposed roof trusses and fitted store, door to part pine panel upper inner hallway with velux window to rear, shower room with glass enclosure and wet wall splashback, Flemish glass window to rear, inset downlights, airing cupboard with slatted shelving, bedroom 5 with dormer to front, velux to rear and small gable window and fitted wardrobe.



Outbuildings

Home office/hobbies/craft/fitness room workshop with projecting canopy and twin leaf doors to vestibule leading to workshop with part pine lining, tiled floor, light power and water supply.

Cedar shingle clad summer house under mineral felt roof, via twin leaf multi glazed doors to pine lined summer room with surrounding rope fenced veranda.

Green timber under Coraline sheet roof general purpose store with light and power.

Detached timber portal frame 30' boathouse under mineral felt roof access via twin leaf doors.

Concrete sectional garage with concrete floor, personal rear door and remotely operated roller door.

White painted harled finish freezer room and cycle store under box profile steel roof.

Barrel roofed vented log store.

Shed and off cut timber store.

'A' framed open fronted viewpoint seat.

Ketor UPVC garden equipment store.

Gardens

Mature escallonia hedge over stone front wall, escallonia arch and via steel ornamental gate to paved front pathway to front door, level mature lawns to the front with stone raised beds, curved flagstone patio, yachting themed topiary, rotary drier at western side, palisade fencing and gate to steel gated western driveway with vehicle hardstanding areas. Secondary eastern driveway via twin leaf galvanised gates to workshop and vehicle hardstanding. Arch top twin leaf gates leading to rear gardens, sheltered sunken terrace at the rear of the house perfect for alfresco dining and sundowners, retaining wall with custom built BBQ supporting raised lawn and natural rocky outcrops, tiered gravel nautical themed terraces. Gravel pathway beside natural fed pond leading to upper rear gardens with paths and walkways via extensively stocked beds to upper spring/summer flower meadow, arched timber bridge across hill fed stream to two lovely lily ponds. A gate leads to kitchen produce and veg planters and with soft fruit cages. Steps provide access to the beach and foreshore.

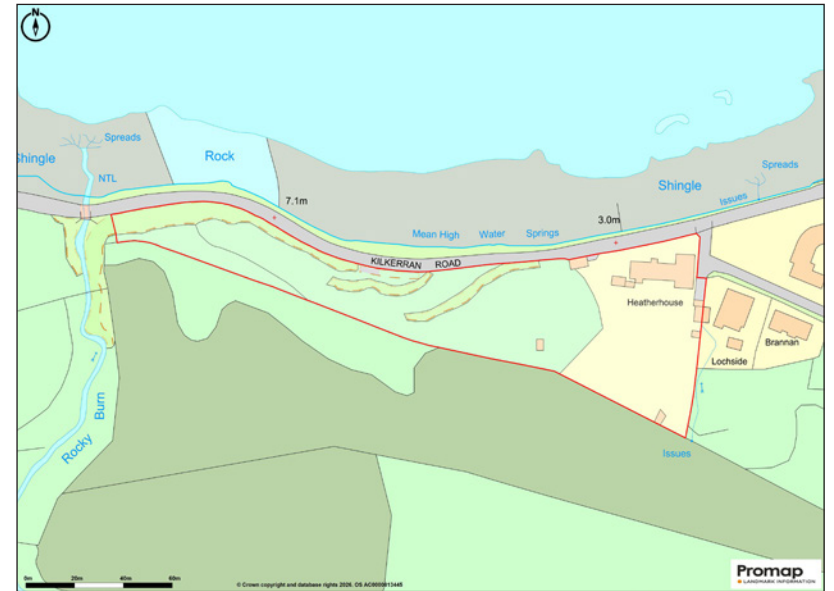
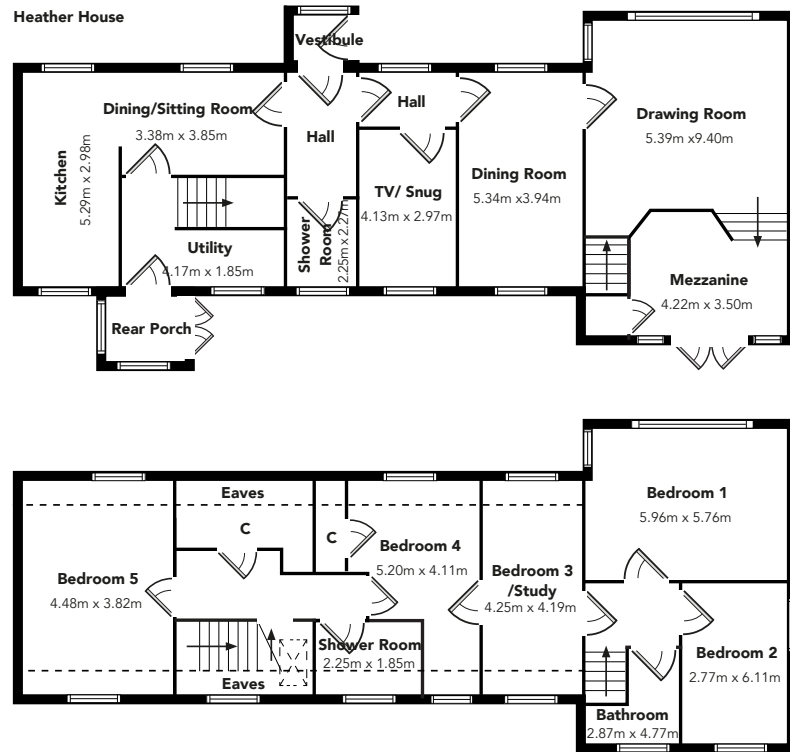
Woodlands

To the western side of Heather House an area of semi ancient native woodlands which provide wonderful amenity and through which paths have been established with strategic view and seating points.





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
Heather House is in council tax band F and the amount payable for 2026/2027 is £2,897.91p.

EPC
Rating E

Services
Water is provided to the Glenramskill community from the nearby MOD/NATO jetty. The water treatment and management is subcontracted to Scottish Water and the piping infrastructure (renewed in 2020) is the responsibility of the Glenramskill residents.

Drainage is by private septic tank (installed Jan 2026), oil fired central heating supported by log burner and secondary electric night storage heating, double glazing,

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

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 will probably 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.

Fixtures and fittings
All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

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, travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left onto the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbert on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilphead and Ardrishaig before arriving in Tarbert.

Continue through Tarbert on the A83 following signs for Campbeltown. Upon arrival into Campbeltown continue through the centre of the town emerging on Kilkerran Road. Continue in a south easterly direction on Kilkerran Road for about 1 mile to find Heather 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 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.



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