



Tighnadrochit, Tayinloan, Argyll & Bute  
[www.robbrresidential.com](http://www.robbrresidential.com)







# Tighnadrochit

Tayinloan, Argyll & Bute, PA29 6XG

Tarbert 15 miles   Campbeltown 20 miles  
Lochgilphead 28 miles   Glasgow 115 miles

A beautifully finished detached home sitting within good garden grounds and from its first floor enjoying water views towards Gigha, Jura and Islay.

#### Ground Floor:

Outer front door to entrance hall, informal sitting room/dining/potential bedroom 1 with sliding doors to gardens, w/c, under stair stores, formal sitting room with 2 x French doors to decking and gardens. Open plan kitchen cum dining, sunroom with French doors to decking, utility room with door to gardens.

#### First Floor:

Staircase to first floor landing, linen stores, bedroom 2 with fitted wardrobes, family shower room, bedroom 3 and 4 with access to property eaves, bedroom 5 (master) with ample fitted wardrobes, warming log burning stove, en suite bathroom, French doors to Juliet balcony and views to rolling countryside and waterscape.

#### Gardens:

Via a shared gravel drive leading to private concrete and gravel driveway with ample vehicular hard standing, parking and turning area. The immediate gardens at Tighnadrochit are laid to gravel with an embankment of lawn either side, and predominantly focused around a generous timber decking which wraps around the majority of the home. The decking area is ideal for alfresco sitting, dining and entertaining guest and with the tumbling burn running due south of Tighnadrochit creating an excellent sense of peace and tranquility. Due northeast of Tighnadrochit and from the rear gardens where there is a patio area and additional timber decking, paved stepping stones which lead to a wonderful viewpoint which sits on an extensive and elevated area of ground and from where there are sublime views across rolling countryside, across the sound of Gigha towards the Island of Gigha. The gardens extend to circa 1 acres and offer an excellent degree of opportunity to an inbound buyer.

About 1 acres

## Situation

Tighnadrochit is situated on the west coast of the Kintyre peninsula. From its prominent position there are sublime views over surrounding countryside and from the slightly elevated rear gardens there are views towards the Sound of Gigha, to Islay and Jura.

Kintyre is an area of exceptional natural scenic beauty. On this westerly coastline next to the Atlantic, artists come for the special quality of the light while others are drawn by the mild climate created by the Gulf Stream.

An abundance of wildlife can be seen from the property including a variety of birds such as migrating greylag and white-fronted geese, herons, wading curlews, oyster catchers and murmurations of starlings.

The town of Campbeltown is 20 miles to the south and has two supermarkets, a full range of shops and professional services, a secondary school, an A&E hospital, and a modern swimming pool. The Art Nouveau style Campbeltown Picture House is one of the earliest purpose built cinemas in UK.

The ferry in Tayinloan runs hourly from Tayinloan to the island of Gigha. Crossings take twenty minutes. Gigha has good eateries, beautiful beaches, and other attractions such as Achamore gardens and the annual music festival.

From Kennacraig there's the ferry to Islay, and the Tarbert to Portavadie ferry gives access to an alternative route to Glasgow via Dunoon and Gourrock.

For sporting/outdoor enthusiasts, the links course of Machrihanish is of international acclaim and attracts many visitors. An additional 18-hole golf course known as the Machrihanish Dunes Golf Club has also recently opened. Tarbert has a challenging 9 hole course and there are further 9-hole courses in Carradale and on the island of Gigha. The 18-hole Dunvaverty Golf Course is at Southend. The 3 mile golden beach of Machrihanish Bay is well known for windsurfing and surf canoeing.

World-class sailing is available with access to either Loch Fyne at Tarbert or the west coast and the Inner Hebrides from West Loch Tarbert. The Crinan Canal also connects Loch Fyne at Ardrishaig with Loch Crinan and on to Mull and the Hebrides.

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

The countryside is a delight in which to walk or cycle. For walkers, the 90 mile Kintyre Way passes the gate of Tighnadrochit. There is no shortage of scenic routes and places of archaeological and historical interest to visit. South of the property and a short walk away are the ruins of Rhunahoarine Castle.



## Description

Tighnadrochit is a beautifully finished and relatively low maintenance by design home set within an area of great natural scenic beauty. Externally the property is completed in smooth render finish and neatly presented under a dark grey slate roof. Internally the accommodation is well proportioned and laid across two light and bright easily managed levels with front facing apartments enjoying rolling countryside and waterscape views.

### Ground Floor

Outer front door to welcoming entrance hall, informal sitting room/dining/potential bedroom 1 with windows and sliding doors to gardens, w/c, under stair stores housing the electrical switch gear and under floor tails, formal sitting room with fireplace, 2 x French doors to decking and gardens. Open plan kitchen cum dining, aga, Belfast sink, windows to gardens, sunroom with French doors to decking, utility room with laundry pulley, door to gardens.

### First Floor

Staircase with spot lighting to first floor landing, 1 x velux window, linen stores housing the hot water tank, bedroom 2 with fitted wardrobes and windows showcasing rolling countryside and waterscape views, family shower room with heated towel rail, bedroom 3 and 4 with window to rear gardens and burn, access to property eaves, bedroom 5 (master) with ample fitted wardrobes, warming log burning stove, en suite bathroom with feature free standing copper bath, 1 x velux window, French doors to Juliet balcony and views to rolling countryside and waterscape.

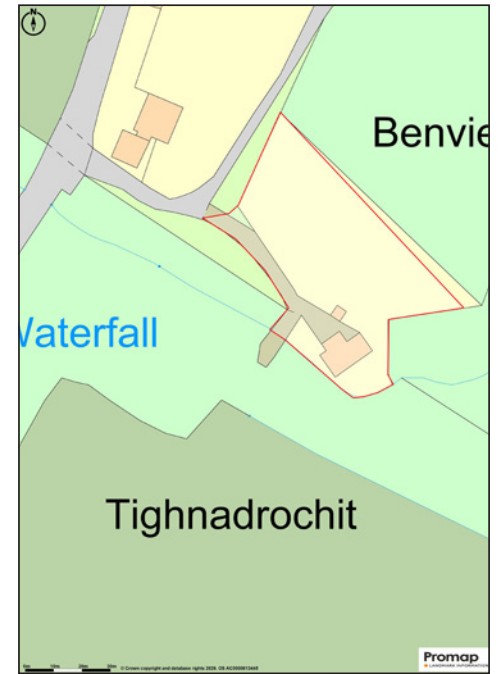
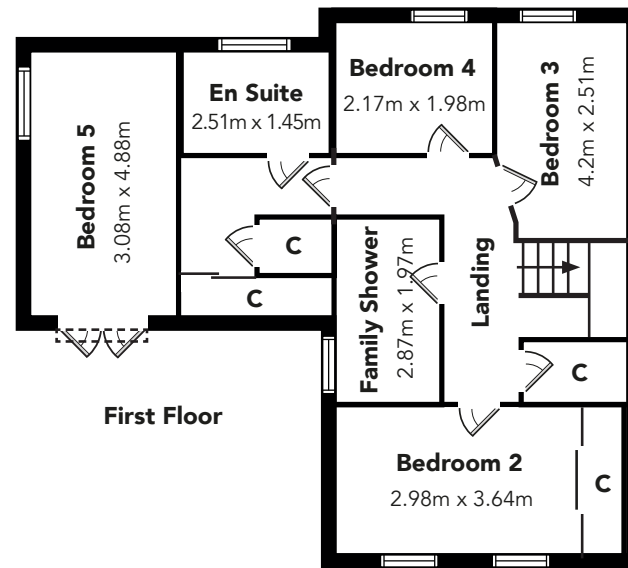
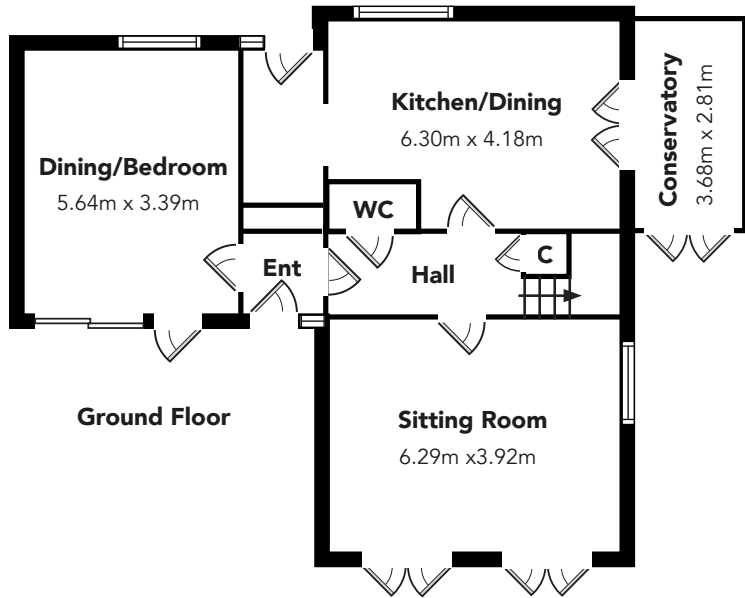
### Gardens

Via a shared gravel drive leading to private concrete and gravel driveway with ample vehicular hard standing, parking and turning area. The immediate gardens at Tighnadrochit are laid to gravel with an embankment of lawn either side, and predominantly focused around a generous timber decking which wraps around the majority of the home. The decking area is ideal for alfresco sitting, dining and entertaining guests, with the tumbling burn known as Leth Uillit running due south of Tighnadrochit, creating an excellent sense of peace and tranquillity. The burn is also home to brown trout, further enhancing the property's natural appeal. Due northeast of Tighnadrochit and from the rear gardens where there is a patio area and additional timber decking, paved stepping stones which lead to a wonderful viewpoint which sits on an extensive and elevated area of ground and from where there are sublime views across rolling countryside, across the sound of Gigha towards the Island of Gigha. The gardens extend to circa 1 acres and offer an excellent degree of opportunity to an inbound buyer.





## 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 via a borehole with UV lamping and filtration, drainage is by private septic tank, oil fired central heating, double glazing.

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

## Council Tax

Tighnadrochit is in Council tax band F and the amount payable for 2026/2027 is £2897.91 excluding mains water supply and excluding sewage.

## EPC

Rating band C.

## Viewing

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

## Possession

Vacant possession will be given on completion.

## Offers

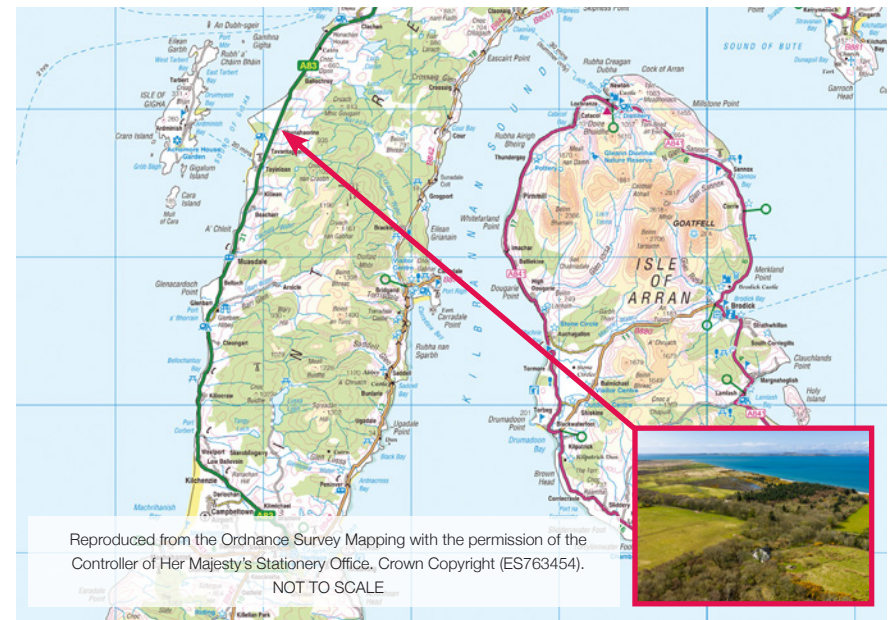
Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

## Fixtures and Fittings

Moveable items, such as rugs, furniture and garden ornaments, are specifically excluded from the sale. However, certain items may be available to a purchaser 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 take the A82 and A83 to reach the west coast town/port of Tarbert. Take the A83 out of Tarbert following signs for Campbeltown. After about 15 miles, turn left off the A83 at the Robb Residential direction board. Follow the gravel road straight to find Tighnadrochit directly in front of you.

Alternatively, there is a regular bus service to and from Glasgow, and twice daily flights between Glasgow and Campbeltown airports, flying time 25 minutes.

## 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.

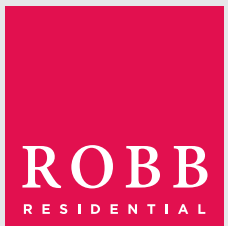
## IMPORTANT NOTICE

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 April 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.



The Beacon  
176 St Vincent Street  
Glasgow  
G2 5SG  
sales@robbresidential.com  
Tel: 0141 225 3880