



Salean, Kenmore, Inveraray, Argyll
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Salean

Kenmore, Inveraray, Argyll, PA32 8XT

Furnace or Inveraray 3 miles, Lochgilphead 21.9 miles, Oban 39 miles,
Dunoon 40.3 Glasgow Airport 59 miles, Glasgow 66 miles

Salean enjoys an idyllic coastal setting by Loch Fyne in the heart of Argyll. It's position overlooking a sheltered bay is what gives the 300 year old cottage its' ancient Gaelic name Salean [An-t-Sailean], meaning inlet or 'arm of the sea'.

Ground Floor:

Via outer split stable door to vestibule, cloaks area and outwear storage, inner front door, welcoming entrance hallway, formal sitting room, twin leaf doors to rear gardens. Family bathroom, fitted cupboard. Kitchen with twin leaf doors to gardens.

First Floor:

Via fitted carpeted staircase to first floor landing. Bedroom 1 with window to rear gardens and Loch views, wc, bedroom 2 with dual aspect windows and window seat offering breath-taking views due South towards the adjacent landscape.

Outbuildings:

Attached timber open fronted log store, attached general purpose tool store, soft fruit and vegetable patch. Attached double garage/workshop, 2 x twin leaf timber barn style doors, light and power.

About 0.07 of an acre.

Situation

Kenmore is a small hamlet located in mid-Argyll and an equidistant 3 miles from the village of Furnace and the town of Inveraray. Kenmore is accessed via a forestry track which leads to the secluded setting where located around a communal meadow are a handful of houses. This unique location affords spectacular views up and down Loch Fyne and across to Strachur on the opposite shoreline.

Nearby Inveraray is a historic 18th century town built on the site of an early fishing village by the 3rd Duke of Argyll. Known as the western gateway to the Highlands and Island, Inveraray offer 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. Inveraray's famous George Hotel, Scotland's whisky bar of the year 2025, has an enviable reputation for food and drink as well as hosting regular live entertainment year-round. The world-famous Loch Fyne Oyster Bar is another acclaimed local destination eatery located to the north of the town at the head of Loch Fyne.

Glasgow, about 66 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 coastline to Glasgow. Furnace and Inveraray are 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 many forest tracks around Salean offer tranquil walks and safe off-road cycle routes. Notable is the abundance of local wildlife from the nearby seal colony to sea eagles, herons, otters, harbour porpoises, deer, red squirrels and pine martens.

Inveraray has a 9-hole golf course, with the nearest 18-hole course 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

Salean cottage, built circa 1780, is laid across two easily managed levels completed in white painted stone exterior and under a Coroline corrugated sheet roof.

Salean is perfect and well set up for principal family living or as an idyllic second home. It also has potential to repurpose as a high-occupancy, income generating self-catering let.

Ground Floor

Via outer split stable door to welcoming vestibule, cloaks area and outwear storage natural limestone floor, original inner front door with feature port window, welcoming entrance hallway with limestone underfoot, formal sitting room with white painted feature beams, log burning stove, twin leaf doors to rear gardens. Contemporary family bathroom with white marble finish floor tiles, roltop bath with feature claw feet, walk in contemporary shower enclosure and heated towel rail. Cupboard housing the electric 'wet' heating system.

The kitchen is much more than a room in which to cook, it has been meticulously planned and handcrafted now providing space for living, relaxing, entertaining, and dreaming. There is deluxe range sanitary ware all teamed with complimentary deluxe range ceramics, modern Rangemaster range with double ovens and induction hob, Belfast sink, white painted feature beams and exposed stonework with twin leaf doors bringing the outside in, and vice a versa.

First Floor

Via fitted carpeted staircase to first floor landing. Bedroom 1 with access to the eaves, open fronted wall storage, window to rear gardens and waterscape views, contemporary wc with complimenting port window, bedroom 2 (master) with dual aspect windows and window seat offering breath-taking views due South towards the adjacent landscape.

Outbuildings

Attached timber open fronted log store, attached general purpose tool store, soft fruit and vegetable area. Attached double garage/workshop, 2 x twin leaf timber barn style doors, light and power.

Gardens

The front gardens are low maintenance by design and are mainly to a lawn drive which offers ample vehicular hard standing and parking, a gravel bed lies at the front of the property with well-maintained flower plots. To the side of the garage is a lawn pathway with a seating area comprising of Kenmore stone,. Salean's rear split-level garden is low maintenance by design, comprising a level lawn area which is flanked with exposed natural rock face at its fringes and mature beds and bushes. From all aspects of the gardens there are uninterrupted water views and real sense of peace and tranquillity.

The gardens are colourful and mature, and bound by the natural surrounding rockface, specimen beds and bushes.

Planning Permission:

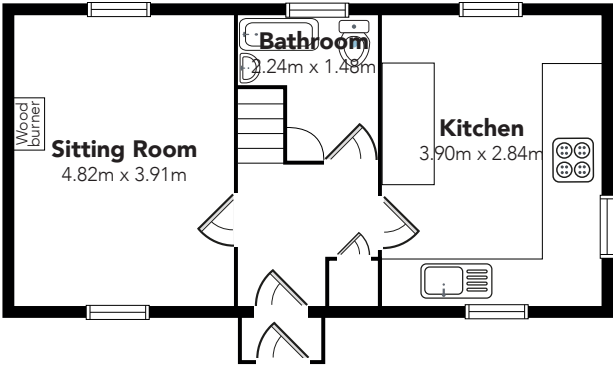
There exists drawings for an extension and alteration of Salean cottage and adjoining byre to create a two-level dining area and lounge. The drawings were previously approved for planning by Argyll and Bute Council [Planning reference 20/00782/PP.] and although this planning application expired in 2023, it could be reinstated.

Planning and detailed drawings can be made available upon request.

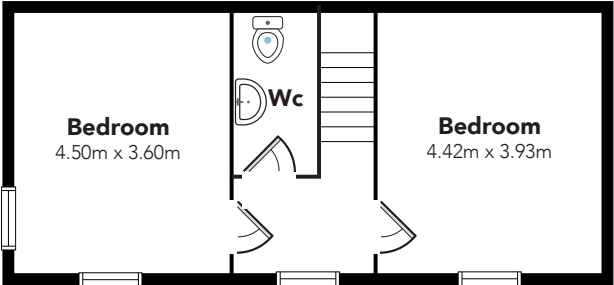


Floorplan and Site Location

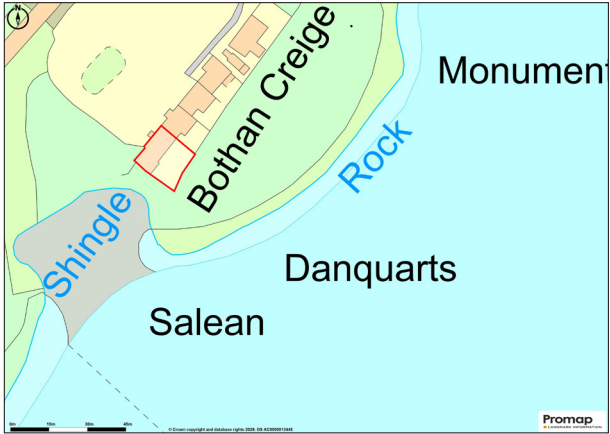
Salean



Ground Floor



First Floor



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
Lochgilthead
PA31 8RT
Tel: 01546 602 127.

Services:

The property is heated by wet electric heating [controlled remotely by a (HIVE system)] and assisted by the log burning stove). Drainage is into a septic [shared with the opposite property], which was cleaned in May2026. Salean has mains water and double glazed throughout.

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

Council Tax

Salean is Council tax band C and the amount payable for 2026/2027 is £1853.58 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 Lochgilthead, for a further 24 miles around Loch Long and the end of Loch Fyne to Inveraray.

Please Note

The Kenmore Community Association was established in 2023 as a voluntary-membership association representing the interests of circa 14 households in Kenmore and along the shore track.

Viewing

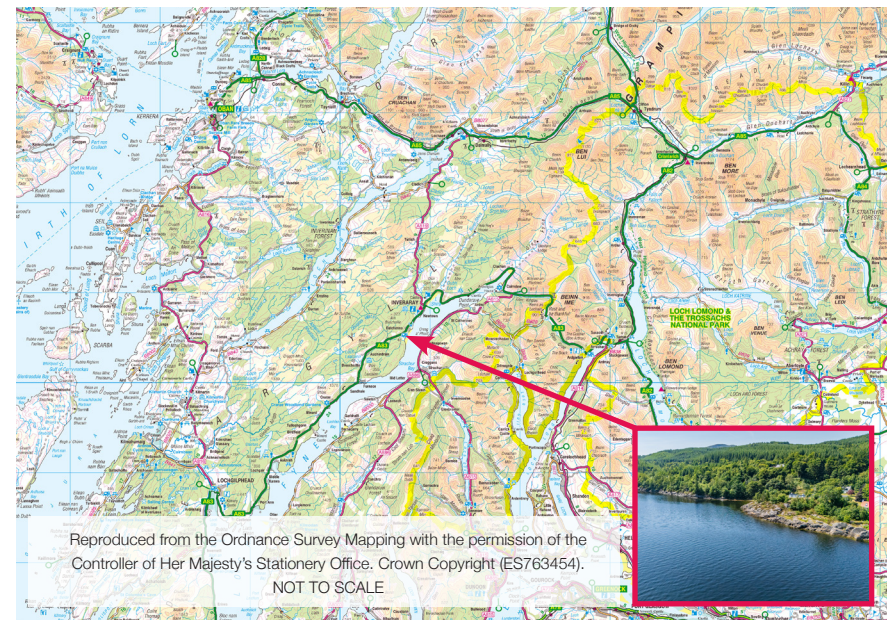
Strictly by appointment with Robb Residential, telephone 0141 225 3880.

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 Salean on the left hand side.

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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 July 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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