



Blonay, Lighthouse Road, Toward, Argyll

www.robbrresidential.com







Blonay

Lighthouse Road, Toward, Argyll, PA23 7UB

Dunoon 6.8 miles Glasgow Airport 31.7 miles (via ferry)
Glasgow City 40 miles (via ferry)

An extremely well presented substantial detached home which provides excellent principal family accommodation.

Ground Floor:

Outer twin leaf doors to porch, cloaks/boot room area. Inner door to entrance reception hallway, cloaks/wc, door to home office/Bedroom 5 with window to front gardens, under stairs store. Twin leaf doors to formal sitting room, twin leaf doors to formal dining area with French doors to decking area. Open plan contemporary fitted integrated kitchen with central island for informal breakfasting and dining, door to Utility room, door to gardens and door to integrated double garage / workshop.

First Floor:

Carpeted staircase to upper hallway, linen and hall stores, bedroom 1 (master) with window to front gardens, open plan to dressing area, fitted wardrobe space, en suite shower room with heated towel rail. Bedroom 2 & 3 with ample fitted wardrobes and window to rear gardens, bedroom 4 with window to rear, contemporary family bathroom with bath and walk in shower, heated towel rail.

Outbuildings:

Integral double garage with 2 x up and over doors, light and power. Attached greenhouse, detached timber shed with twin leaf doors.

Gardens:

Via bespoke steel wrought iron twin leaf gates set between a stone wall to a private Monobloc driveway with good vehicle turning and ample hard standing fringed with well-maintained level lawns with recently planted shrubs. Monobloc wraps around both sides of the property bordered by close board timber fencing and personal gates leading to the rear gardens.

About 0.37 acres

Situation

Blonay is situated in the coastal hamlet of Toward on the Cowal Peninsula on the west coast of Scotland. The house is only a few hundred metres from the well-known and striking west of Scotland landmark of Toward lighthouse.

The bustling west coast, Cowal Peninsula town of Dunoon is about 6.5 miles to the north. Dunoon is the main town of the Cowal Peninsula and has a complete range of shopping, leisure and professional services. The town has a good range of welcoming pubs and restaurants, a theatre, cinema, swimming pool and leisure centre.

At Dunoon there are both the Caledonian MacBrayne and Western Ferries terminals from where there are frequent passenger and vehicular sailings across to Gourock. From here, the road and public transport links make it possible to commute on a daily basis to Glasgow and the central belt. Holiday makers to Cowal experience the feeling of apparent mainland detachment created by the pleasant short ferry crossing. It is also possible to drive to Glasgow via Loch Lomond which takes a little longer but is via some of the most famous and breathtaking mountain, lochs and glens countryside in western Scotland. Dunoon is the gateway to the Loch Lomond and Trossachs National Park and it has some of the most dramatic and picturesque scenery in the west of Scotland.

As with most parts of Scotland one is never too far from a golf course and Dunoon is no exception the district having three challenging courses.

The expanding Holy Loch Marina is nearby with its berthing and associated chandlery services, it is an excellent base from which to sail and explore the world famous lower Clyde, the Kyles of Bute and all the connected inland sea lochs and waterways.

Sea fishing is available on the Firth of Clyde and it is possible to fish for salmon and sea trout by permit on some of the rivers and lochs of the district.

The area is renowned for its spectacular scenery and wildlife, there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country.





Description

Blonay is a well-conceived, modern detached family home which offers flexible and deceptively spacious accommodation laid out over two light and bright and easily managed levels. The house has been well built to craftsman like standards, it is generously proportioned and completed in white quartz render with smooth ashlar relief at quoins and smooth render at windows, all under a tiled roof. Blonay stands on a mature, generous and well landscaped plot which enjoys a south westerly exposure at the rear taking maximum advantage of afternoon and evening sunshine. Internally the house features engineered oak board flooring, dressed oak doors with bevel glass, good quality kitchen and bathroom ware with complimentary coloured ceramics and a deceptively spacious layout of accommodation which included useful 'office from home' space. The situation, being close to the water at Toward and with views to upper reaches of the firth of Clyde will be appealing to many and we predict good levels of interest from the current buoyant marketplace.

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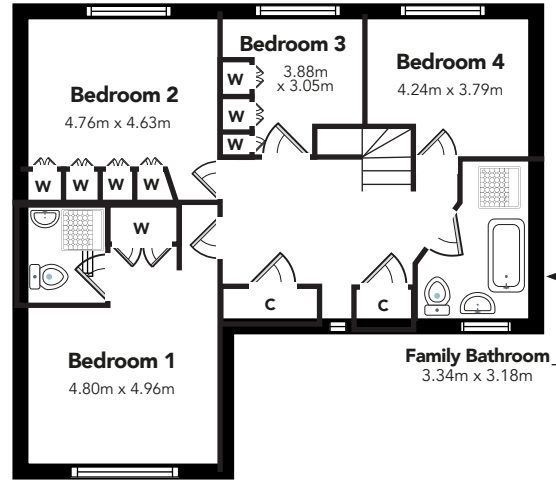
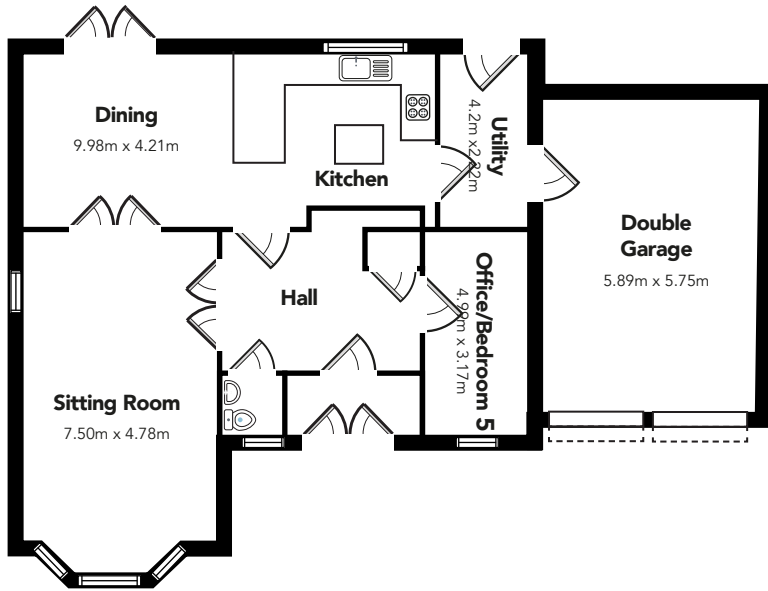
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Floorplan and Site Location

Blonay



Local Authorities

Argyll & Bute Council

Tel: 01546 602127.

Services

Mains water supply, drainage by private septic tank, gas fired central heating, double glazing.

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

Council Tax

Blonay is in Council tax band F and the amount payable for 2026/2027 is £3,334.06p including water and excluding sewerage.

EPC

Rating B

Viewing

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

Possession

Vacant possession will be given on completion.

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

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.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, 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.

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



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NOT TO SCALE

Travel Directions

From the Western Ferries terminal at Hunters Quay turn left on the A815 and proceed in a southerly direction through Kirn and Dunoon. Continue for 8 miles to reach Toward. Proceed on the A815 for circa 0.6 miles, take the left hand turning towards Toward Lighthouse, proceed for circa 0.14 miles to find Blonay located on the right-hand side.

ROBB
RESIDENTIAL

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

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.