



Sroigheann, 8 The Meadows, Toward, Dunoon, Argyll & Bute

www.robbresidential.com







Sroigheann, 8 The Meadows

Toward, Dunoon, Argyll & Bute, PA23 7UP

Dunoon 6.5 miles Glasgow Airport 31 miles (via ferry)
Glasgow City 38 miles (via ferry)

A modern, beautifully finished detached bungalow set within level gardens and with fine partial aspects over the firth of Clyde.

Ground Floor: Main front door to welcoming entrance hallway, formal sitting room cum home office/study/dining room, French doors opening onto a generous decking area. Contemporary Wrens kitchen, hallway to rear door, family bathroom, storage cupboard, bedroom 1 (master) with ensuite shower room and mirrored fitted wardrobes, bedroom 2 with fitted wardrobe space, bedroom 3 with window to front gardens. Access to loft.

Outbuildings: Detached double garage of pebble dash finish under a dark grey tiled roof, manual up and over garage door, personal door, light and power. Detached garden shed of composite resin garden shed housing general purpose garden equipment. General purpose store beneath the decking.

Gardens: Front gardens are mainly to level lawn area, shallow timber fence to the front boundary separating the garden grounds/property from the A815. Paved pathway leads to front door of the property and wraps around the side to the rear gardens which are mainly to level lawn, generous raised timber decking ideal for alfresco dining, good sized monobloc allows for good vehicular turning, hard standing and parking, the rear gardens are further bounded by a post and rail timber fence.

About 0.33 acres

Situation

Sroigheann is situated in the ribbon coastal hamlet of Toward, on the Cowal Peninsula in the west coast of Scotland.

Toward Lighthouse is the prominent and well known local landmark of the district and Sroigheann is about half a mile to the west of the light house.

The house is set on level, maturing and easily tended gardens from where there are open views to the south toward the island of Bute, Rothesay Bay and the lower reaches of the Firth of Clyde.

The bustling west coast 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.

The area is well served by reputable primary and secondary schooling including Toward, St Muns and Strone Primary Schools and Dunoon Grammar School.

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 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, an excellent base from which to sail and explore the world famous lower Clyde and Kyles of Bute 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.

Some of the local estates can, by arrangement, offer rough and commercial shooting as well as opportunities to stalk for roe, sika and red deer.

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

Turning now to the property, Sroigheann is a detached bungalow completed in smooth render relief, white pebble dash finish and all under a dark grey tiled roof. The property is located within a quiet cul-de-sac within the much sought-after area of Toward on the cowl peninsula.

Main front door to welcoming entrance hallway, formal sitting room cum home office/study/dining room, front and rear aspects with French doors opening onto a generous decking area. Contemporary Wrens kitchen with informal breakfasting and dining area, cupboard housing the boiler, windows to gardens and waterscape, hallway to rear door, family bathroom, storage cupboard housing electrical switch gear, bedroom 1 (master) with ensuite shower room and mirrored fitted wardrobes, bedroom 2 with fitted wardrobe space, bedroom 3 with window to front gardens. Access to loft.

Outbuildings

Detached double garage of pebble dash finish under a dark grey tiled roof, manual up and over garage door, personal door, light and power. Detached garden shed of composite resin garden shed housing general purpose garden equipment. General purpose store beneath the decking.

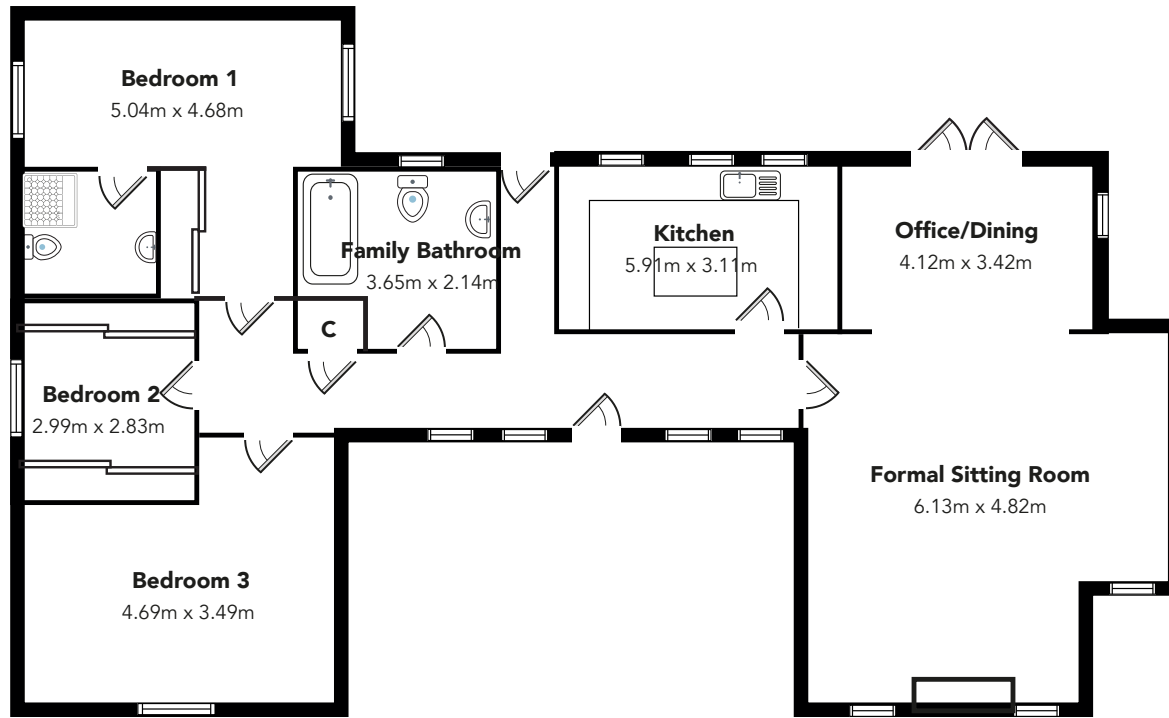
Gardens

Front gardens are mainly to level lawn area, shallow timber fence to the front boundary separating the garden grounds/property from the A815. Paved pathway leads to front door of the property and wraps around the side to the rear gardens which are mainly to level lawn, generous raised timber decking ideal for alfresco dining, good sized monobloc allows for good vehicular turning, hard standing and parking, the rear gardens are further bounded by a post and rail timber fence.





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, gas central heating, drainage is by shared septic tank, double glazed throughout.

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

Council Tax

Sroigheann is in Council tax band E and the amount payable for 2026/2027 is £2712.15 including mains water and excluding sewerage.

EPC Rating

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Viewing

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

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

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, 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.

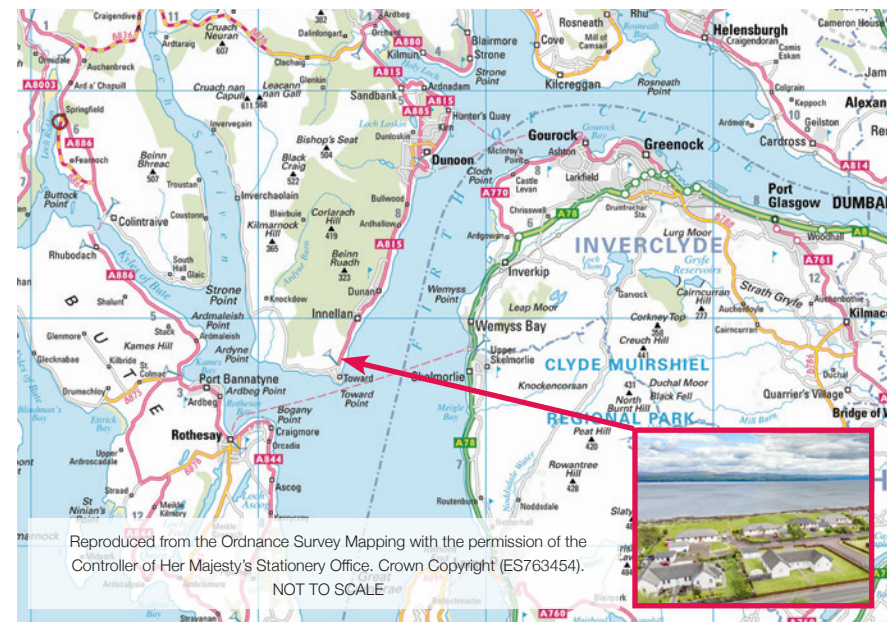
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

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, Sroigheann is located on the left hand side.

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