



ROBB

RESIDENTIAL

Arthurs Seat, 25 Shore Road, Innellan, Dunoon

www.robbsresidential.com

ROBB
RESIDENTIAL





Arthurs Seat

25 Shore Road, Innellan,
Dunoon, PA23 7TL

Dunoon 4.5 miles Glasgow Airport 30.1 miles (via ferry)
Glasgow City 39.5 miles (via ferry)

Arthurs Seat is a charming 2 bedroom cottage which enjoys panoramic and breath-taking waterscape views across the Firth of Clyde.

Ground Floor:

Outer front door to formal sitting room with waterscape views, family shower room, bedroom 1 with waterscape views, kitchen, laundry/general purpose store, door to rear gardens, bedroom 2 with window and door to front gardens and outdoor patio area.

Gardens:

Via personal gate located off the shore road to gravel seating area enjoying views to the water, stone steps wend their way up to Arthurs Seat with an assortment of beds, bushes and specimen trees either side of the pathway, there are two personal gates that provide access to the property and its front gardens. The immediate front gardens at Arthurs Seat are laid to a generous patio with outdoor furniture, ideal for alfresco sitting, dining and enjoying evening sundowners. Stone steps lead down to an area of level lawn with a further seating area, all of which is bounded by a blue and turquoise painted close board fence and beds and bushes. From the gardens there are utterly breath-taking views out across the Firth of Clyde to the landscape adjacent.

Outbuildings:

Attached boiler house and general purpsoe store.

Parking:

On-street parking is available adjacent to the property.

Situation

Situated in the picturesque village of Innellan, Arthurs Seat is an enchanting two-bedroom cottage occupying an elevated position with truly breathtaking views across the Firth of Clyde.

Full of character and enjoying beautifully landscaped gardens, this delightful home offers a rare opportunity to embrace a peaceful coastal lifestyle while remaining within easy reach of Glasgow.

Innellan is one of Argyll's most desirable coastal villages, renowned for its welcoming community, stunning shoreline, and relaxed pace of life. The village offers a range of local amenities, including a well-stocked village shop with Post Office, together with a hotel and a traditional public house, both serving food in a warm and inviting atmosphere.

The centre of the bustling town of Dunoon is only about 10 minutes' drive to the east. 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 library, hospital, secondary school, theatre, cinema, swimming pool and leisure centre. There is a primary school in Innellan and Toward. Some children in the area attend the independent school of St Columba's in Kilmacolm and a private bus service is in operation from Gourock.

Arthurs Seat is only a 5 minute level walk from 2 pub restaurants which are well used, and the area enjoys music festivals, quizzes and community events. Innellan has a well-stocked local shop with a post office and there is a bowling and tennis club.

Arthurs Seat is only a short drive from 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.

It is equally 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 can easily be described as having some of the most dramatic and picturesque scenery in the west of Scotland. It is indeed an outdoor enthusiast's playground.

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. Innellan also has its own golf course, offering a convenient local option for golf enthusiasts.

Toward sailing club is approximately 2.5 miles to the west of Arthurs Seat and 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, with the River Eachaig, the freshwater Loch Eck only a few miles drive to the north.

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. Benmore Botanic Garden is only 10 miles away and there are near endless walks, hill climbs and quiet country roads offering wonderful rambling and cycling country. There is access at the extreme rear gardens which lead to further scenic forestry walks.



Description

Arthurs Seat is a very pretty semi-detached cottage completed in white painted stone with red painted detailing around window mullions, all neatly presented under a dark grey slate roof. The cottage is laid across one easily managed light and bright level and from its slightly elevated vantage point, Arthurs Seat enjoys uninterrupted and panoramic waterscape views across the Firth of Clyde.

Ground Floor

Outer front door to formal sitting room with fireplace and window to waterscape views, family shower room with shower enclosure and heated towel rail, bedroom 1 with fitted cupboard and separate cupboard housing the electrical switch gear, window to front and waterscape views, kitchen with 1 x velux window, laundry/general purpose store, door to rear gardens, bedroom 2 with window and door to front gardens and outdoor patio area.

Gardens

Via a pedestrian gate from Shore Road, the property immediately captivates with its beautifully maintained garden. A gravel seating area provides the perfect vantage point to appreciate the ever-changing coastal scenery.

The generous front patio is an exceptional space for outdoor entertaining, al fresco dining or simply relaxing with a morning coffee or evening sundowner while taking in uninterrupted views across the water. A few gentle steps descend to a beautifully level lawn, complemented by an additional seating area and enclosed by striking blue and turquoise fencing that perfectly reflects the property's coastal setting. Enhancing the property's exceptional appeal is an area ground to the left, known as "Paradise." From the gardens there are utterly breath-taking views out across the Firth of Clyde to the landscape adjacent.

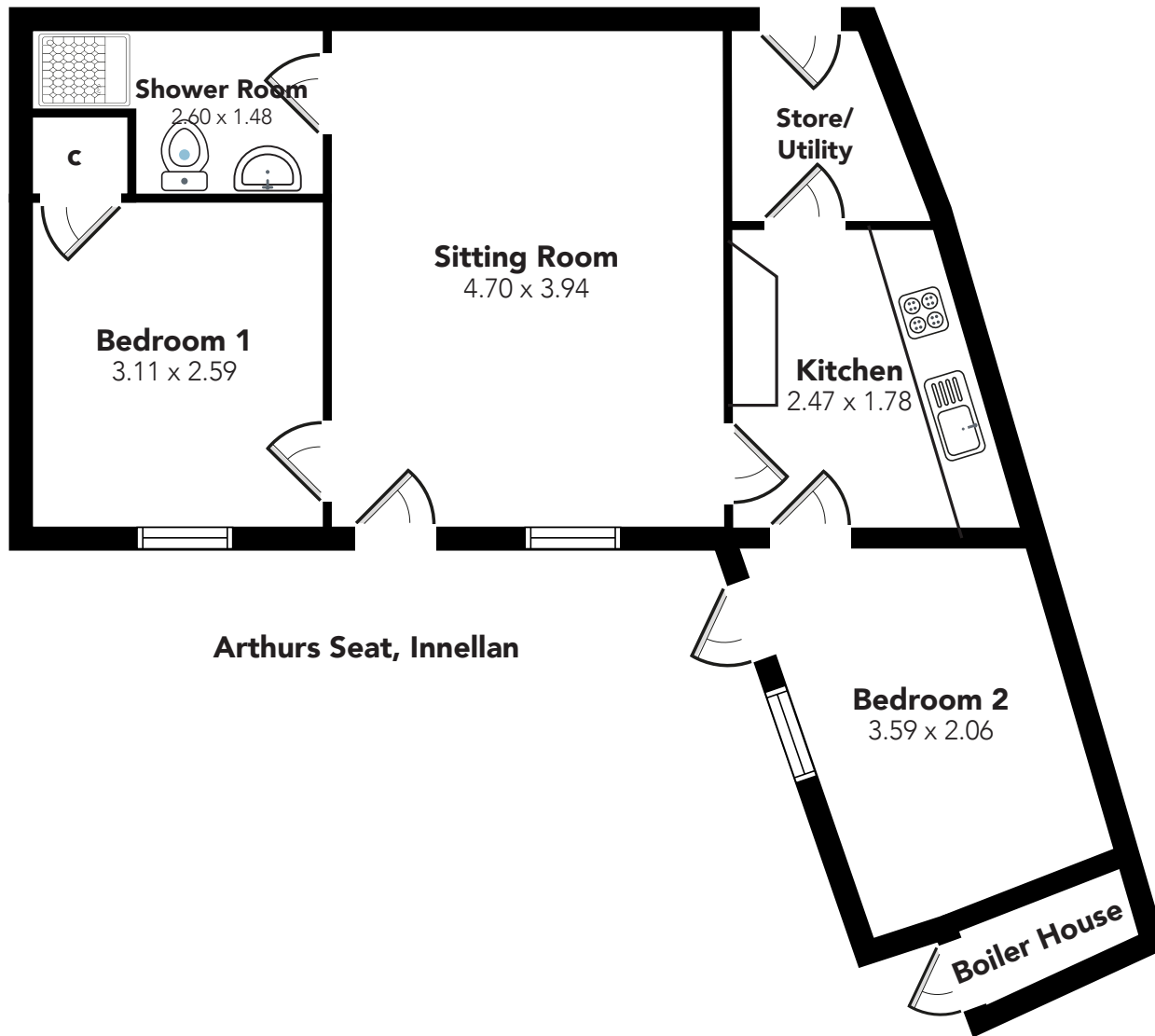
Outbuildings

Attached boiler house and general purpose storage room.





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, mains drainage, mains gas, gas fired central heating (boiler replaced in June 2026), double glazed.

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

Rateable Value

Arthurs Seat has a current rateable value of £4,600.

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.

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.



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright (ES763454).
NOT TO SCALE

Travel Directions

From Glasgow city centre leave in a westerly direction on the M8 motorway. Continue for 21 miles to arrive at Port Glasgow. Follow signs Greenock and Gourock on the A770 for 8 miles to the Western Ferries terminal at McInroy's Point. Take the ferry to Hunters Quay, turn left on the A815; continue along the coastal road for approximately 5.4 miles and the entrance to Arthurs Seat is 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 August 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.

ROBB
RESIDENTIAL

The Beacon
176 St Vincent Street
Glasgow
G2 5SG

sales@robbresidential.com

Tel: 0141 225 3880