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Monadh Mor, Clachan, By Tarbert, Argyll & Bute
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Monadh Mor

Clachan, By Tarbert, Argyll & Bute, PA29 6XL

Tarbert 10 miles Lochgilphead 23 miles Campbeltown 26 miles Campbeltown
Airport 26 miles Glasgow Airport 99 miles Glasgow city centre 110 miles

In typical west highland Scotland style, a lovely white painted detached house tucked within the pretty Argyll & Bute hamlet of Clachan.

Ground Floor:

Outer door to entrance porch, entrance reception hallway, sitting room, dining/sitting room, under stairs store, fitted galley style kitchen, door to rear courtyard and gardens, utility area, wc/boiler room.

First Floor:

Staircase to half landing, shower room, full landing leading with access hatch to attic space, bedroom 1, bedroom 2.

Outbuildings:

Timber garden shed, timber garage.

Gardens:

Short block front boundary wall, gravel surfaced driveway and vehicle hardstanding area. Mature gently sloping lawn with pampas grasses and mixed shrubs bounded by post and wire fencing. Stone wall concealing LPG tank. Mixed shrubs and bushes at front porch, gravel pathway leading to rear gardens to small rear courtyard and white painted retaining wall. Steps to drying green bounded by laurel hedging.

About 0.182 acres.

Situation

Monadh Mor is situated in the pretty hamlet of Clachan on the west coast of the Kintyre peninsula, about 10 miles to the southwest coast fishing harbour town of Tarbert.

The house enjoys a quiet and peaceful situation neatly tucked within the hamlet of Clachan.

Tarbert town centre is about 10 miles to the north and the A83 makes it easily accessible by car or excellent Citylink bus service.

The village of Clachan has a petrol station where it is possible to buy some everyday provisions. Tarbert is a pleasant west coast small fishing and yachting harbour town with local shops and services easily catering for everyday needs and requirements. There are a number of friendly harbour pubs and restaurants. Tarbert is also renowned for hosting the annual Scottish Series Yachting Event, and for its seafood and folk festivals.

Everyday shopping is available in the town where there is a well-stocked Co-op midi market, fuller weekly shopping is available at Lochgilphead and Campbeltown.

The district primary school is in Clachan, and secondary schooling is available in Tarbert 10 miles North-East.

Leisure facilities are diverse. Lochgilphead (23 miles) has a local swimming pool and sports centre. A thriving marina is in the sheltered inner part of Tarbert harbour and scenic inshore sailing is available in surrounding sea lochs and the Kyles of Bute. The Crinan Canal that connects Loch Fyne at Ardrishaig with Loch Crinan to Mull and on to the Hebrides is always active with craft moving back and forth.

As with most parts of Scotland, one is never too far from a golf course and there are challenging courses at both Lochgilphead and Tarbert. To the south, Machrihanish links golf course offers one of the top golfing destinations in the UK and attracts international golfers.

Productive sea fishing from shore and boat can be had on the loch 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 and there is no shortage of scenic routes and places of archaeological and historical interest to visit. Westport extensive sand beach (16 miles) offers multiple water leisure facilities with both surfing and sea kayaking proving very popular.



Description

Monadh Mor is a pretty detached house in typical west Scotland highland style, the house is completed in white painted harled exterior under a slated roof with a projecting porch to the front and projecting dormer window formations at the first-floor level. The house is set within a lovely quiet spot in the hamlet of Clachan, and it is set amid mature and well-tended gardens and grounds.

Clachan is an area of great natural scenic beauty and while the property represents an excellent principal private residence, it is also perfectly located and well set up as a second or holiday home or as an income producing self-catering investment property.

Ground Floor

Opaque glazed outer door to triple aspect entrance porch lined with knotted pine, twin leaf doors to small entrance reception hallway, sitting room with front and rear windows, multi fuel stove in a marble fireplace and black tiled hearth, Edinburgh press at the rear, dining/sitting room with front facing window, multi fuel stove inset to terra cotta tile hearth and slips, under stairs store, Edinburgh press at the rear. Half opaque glazed door to fitted galley style kitchen with window to rear, white splashback tile, door to rear courtyard and gardens, utility area with window to rear, wc with central heating boiler and opaque window to side.

First Floor

Staircase to half landing with split leading to shower room with curved glass enclosure, plumbed shower, splashback tiling, exposed pine floorboards opaque window to rear. Full landing leading with access hatch to attic space, bedroom 1 with dormer window to front, corner linen cupboard and hot tank store, bedroom 2 with dormer window to front, home office study space, ornamental white fireplace.

Outbuildings

Timber garden shed under a mineral felt roof, creosote treated timber garage with twin leaf front doors, concrete floor and under a mineral felt roof.

Gardens

Short block front boundary wall behind which is a gravel surfaced driveway and vehicle hardstanding area. Mature gently sloping lawn with pampas grasses and mixed shrubs all bounded by post and wire fencing. Stone wall concealing LPG tank. Mixed shrubs and bushes at front porch, gravel pathway leading to rear gardens to small rear courtyard and white painted retaining wall. Steps lead to a drying green bounded by laurel hedging.

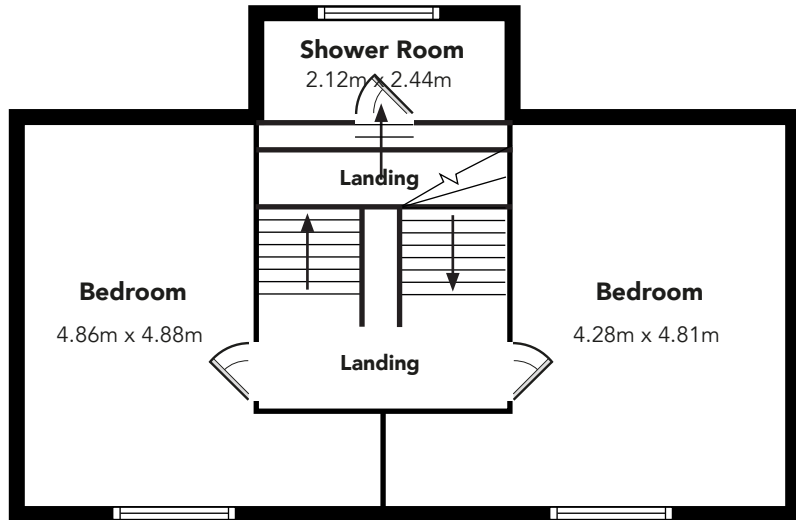
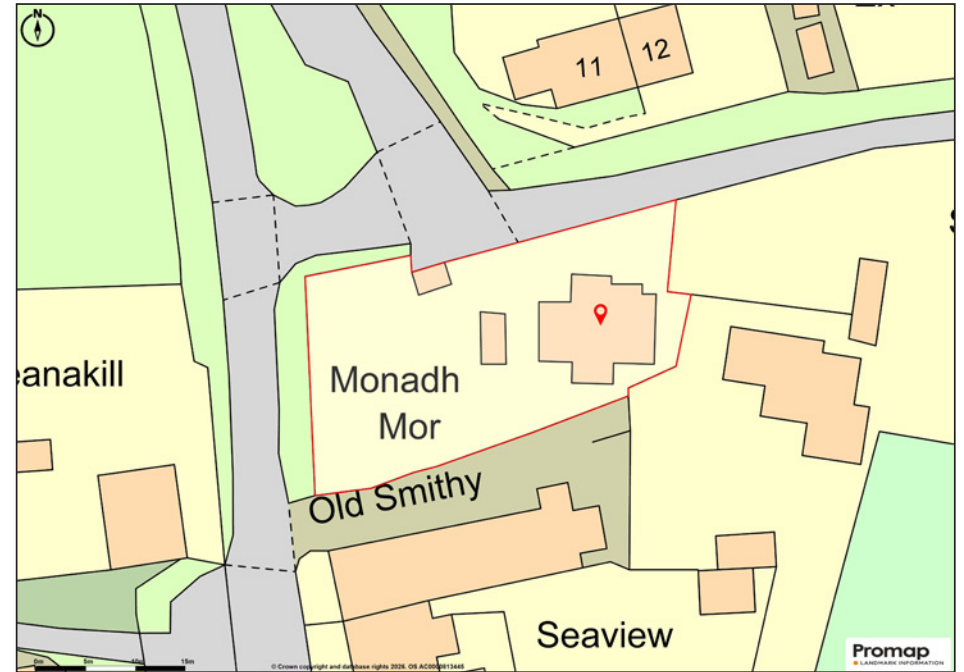
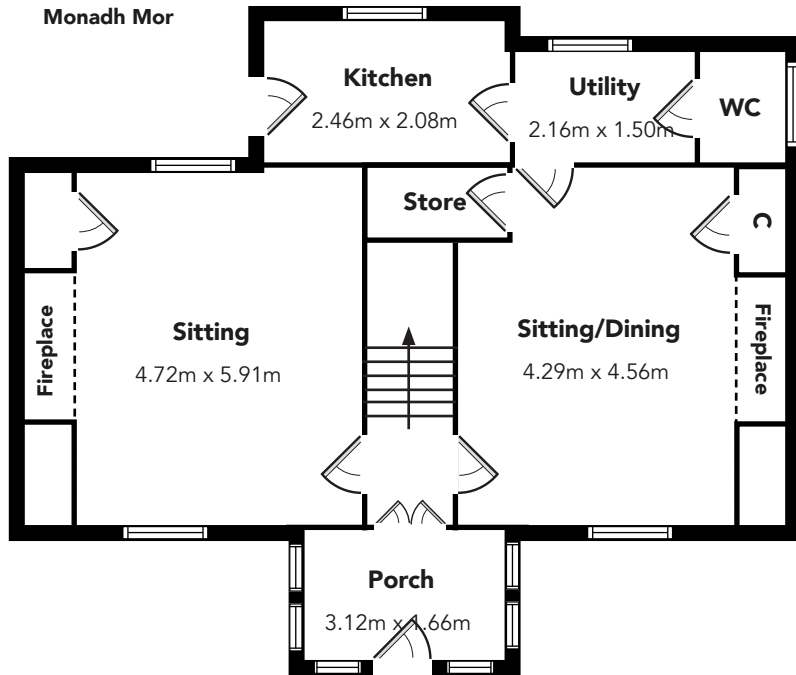
Additional Land

An area of garden adjoining Monadh Mor, with lapsed planning permission to build a single dwelling (Planning Ref 22/01533/PP), is available by separate negotiation. The additional ground extends to 0.204 acres.





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
Kilmory
Lochgilthead
Argyll
PA31 8RT
Tel: 01546-602127.

Council Tax

Monadh Mor is in Band C and the amount of council tax payable for 2026/2027 is £2,165.02p including water and drainage.

Services

Mains water, mains drainage, LPG heating (supported by 2 log burners), double glazing.

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

EPC

Rating F

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, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture may be available to a purchaser in addition, by separate negotiation.

If you require this publication in an alternative format, please contact this office on 0141 225 3880.

Overseas Purchasers

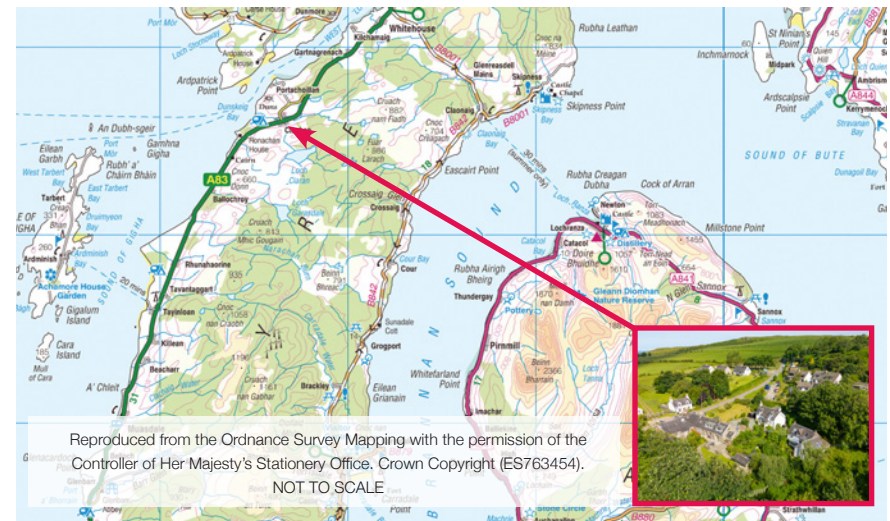
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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.

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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



Travel Directions

From Glasgow city centre travel in a westerly direction on the M8 motorway. Leave the motorway at J30 following signs for Erskine Bridge. Proceed over bridge turning left on to the A82. Remain on the A82 for 25 miles going up Loch Lomond side. Bear left at Tarbet on to the A83. Remain on the A83 for 61 miles passing through Inveraray, Furnace, Minard, Lochgilthead and Ardrishaig before arriving in Tarbet. At Tarbet continue south on the A83 for a further 10 miles to reach the small hamlet of Clachan. After the filling station, take a right and right again to find Monadh Mor on the right-hand side.

An alternative scenic route to Glasgow is by ferry from Tarbet to Portavadie and then by A8000 to Dunoon and a further ferry from Dunoon to Gourrock.

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.



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