



Lower Derbruaich, Portavadie, Tighnabruaich, Argyll & Bute

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Lower Derbuaich

Portavadie, Tighnabruaich,
Argyll & Bute, PA21 2BX

Portavadie 0.8 miles Kames 4.3 miles Tighnabruaich 5.1 miles Dunoon 28.5 miles,
Glasgow Airport 52 miles (via ferry), Glasgow city centre 62 miles (via ferry).

A detached cottage in need of upgrading and modernisation situated in an area of great natural scenic beauty within the sought after hamlet of Portavadie.

Lower Derbuaich

Ground Floor:

Outer twin leaf storm doors to entrance porch, inner twin leaf doors to entrance hallway, formal sitting room cum kitchen, dining room. Rear hall, wc, family shower room, workshop/store with door to gardens.

First Floor:

Via a fixed wooden ladder to bedroom 1 & 2 with Velux windows.

Gardens:

The gardens at Deargbuaigh are laid predominately to mature lawns which wrap around the extent of the property. The immediate front gardens are level and ideal for alfresco sitting, dining and enjoying evening sundowners. From Derbuaich position there are wonderful rolling countryside and woodland views.

About 0.33 acres

Situation

Lower Derbuaich is situated in an area of great natural scenic beauty in the very pleasant little settlement of Portavadie.

Portavadie Spa and Marina is only 0.8 miles away and has in recent years seen significant investment in creating a modern state of the art Marina infrastructure, with associated chandlery, restaurant, accommodation and spa facilities. The Marina is fast gaining a reputation among the sailing communities as a must go to destination and many drive to the Marina for culinary days and evenings out.

About 4.3 miles and 5.1 miles respectively to the east of Lower Derbuaich are the conjoined coastal villages of Tighnabruaich and Kames. The villages are a well-known sheltered anchorage with moorings that are always lively with the comings and goings of boating and yachting craft. One of its highlights is the regular berthing of the famous Waverley, reputed to be the world's last sea going paddle steamer. Always a sight to behold as she berths at Tighnabruaich pier with day trippers.

Nearby, Ostel Bay has a stunning crescent shaped, white sandy beach and is one of the gems of Argyll's scenic coast.

Kames has a well-stocked local provisions store and at the centre of Tighnabruaich there are further shops as well as a Doctor's surgery and other local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Rothesay and Dunoon.

Tarbert is 4.8 miles to the west and there is a ferry service from Portavadie direct to Tarbert.

The city of Glasgow is 62 miles distant (via a pleasant boat crossing to Gourock) and has numerous retail districts and all the higher educational, cultural and leisure services normally associated with a major international centre.

Tighnabruaich has a reputable and award winning primary school and secondary is available at Dunoon Grammar.

The area is famous for its dramatic natural scenic beauty; yachtsmen and women of the world over sail through the scenic Kyles from the Clyde marinas and on through the Crinan canal and out to the Hebridean islands. The new marina and restaurant complex at Portavadie is 2 miles to the west and offers facilities such as a leisure centre with indoor and outdoor infinity pool and beauty treatment rooms. Portavadie also hosts facilities supporting great mountain bike trails in the area.

The area offers much in the way of relaxing outdoor pursuits. Tighnabruaich has a shinty pitch, tennis court and inevitably, a famous sailing school. The Kyles of Bute 9-hole golf course is moments from the cottage, with its magnificent views of the Kyles of Bute, Arran and Loch Fyne.

Sea, river and loch fishing are also available in the area, as are a number of commercially run shoots. Some of the local estates allow stalking by arrangement.

Tighnabruaich lies on "Argyll's Secret Coast", which stretches from Strachur at the top of Loch Fyne round the coast to Colintraive. It is an area of stunning natural beauty where there are countless opportunities to discover peaceful locations. Nearby activities include walks in forests or along the coast, fishing, kayaking or sailing and enjoying the wildlife.



Description

Lower Derbuaich is a detached cottage type property which is of white painted stone construction, neatly presented under a dark grey tiled roof. The accommodation, which requires a degree of upgrading and modernisation is laid out over two easily managed levels and from where there are uninterrupted rolling countryside and woodland views.

Ground Floor

Outer twin leaf storm doors to entrance porch, inner twin leaf doors to entrance hallway, formal sitting room cum kitchen with windows to front gardens, original stove, dining room with window to front gardens, log burning stove. Rear hall with wash hand basin, WC, family shower room, workshop/store with door to gardens.

First Floor

Via a fixed wooden ladder to bedroom 1 & 2 with Velux windows

Gardens

The gardens at Derbuaich are laid predominately to mature lawns which wrap around the extent of the property. The immediate front gardens are level and ideal for alfresco sitting, dining and enjoying evening sundowners. From Dearbuaigh's position there are wonderful rolling countryside and woodland views.

Outbuildings

2 x attached general purpose stores, general purpose timber shed.

Services

Private water supply, private septic tank, electric heating assisted by the warming log burning stove, part double glazed.

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

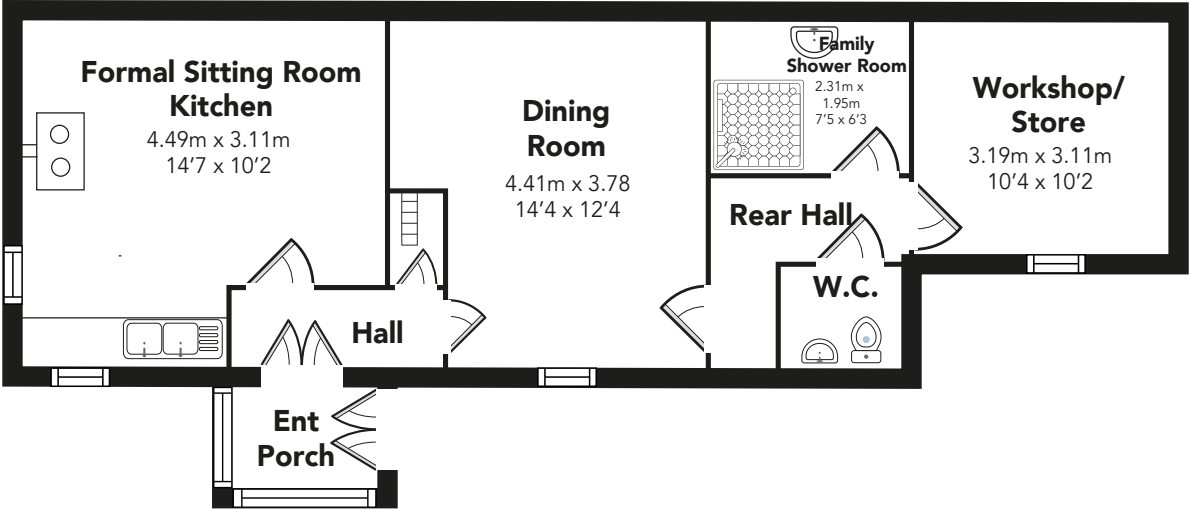




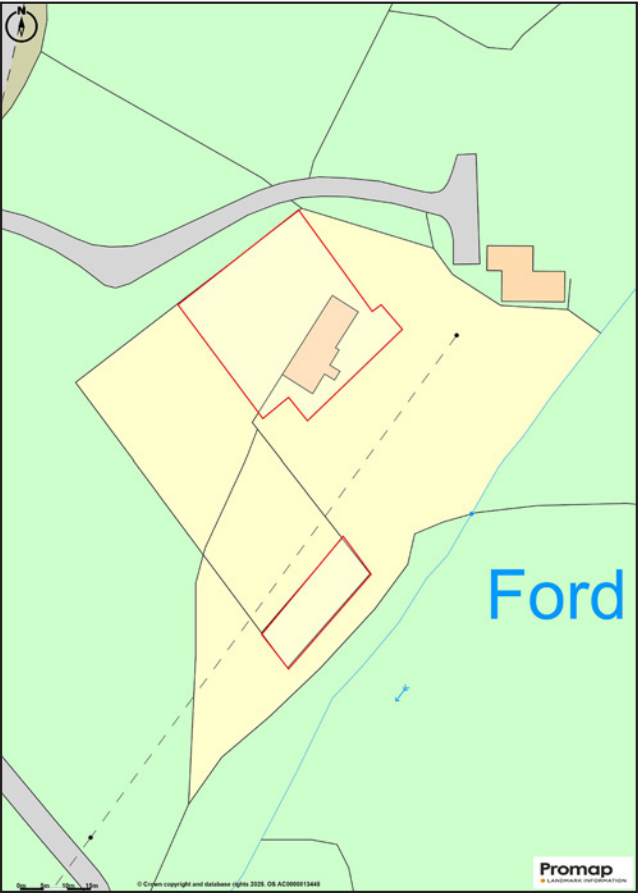
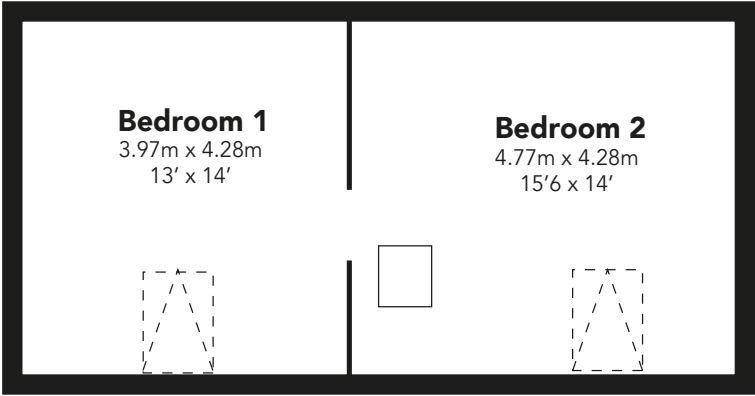
Floorplan and Site Location

Lower Derbruiach

GROUND FLOOR



FIRST FLOOR



Local Authorities

Argyll & Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT
Tel: 01546-602127.

Council Tax

Lower Dearthbraich is in council tax banding A and the council tax payable for 2026/2027 is £1,118.59p excluding water and sewerage charges.

EPC

Rating F

Viewing

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

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 reach the Western Ferry terminal at McInroys Point. Take the ferry to Hunters Quay Dunoon. Leave the terminal and turn right on the A815 through Sandbank. After 3.5 miles turn left on to the B836. Travel for 11 miles before turning right on to the A886. Travel for 1.5 miles then turn left onto the B8003. Travel for 7 miles to reach Tighnabruaich. Proceed south through Tighnabruaich through Kames

Possession

Vacant possession will be given on completion.

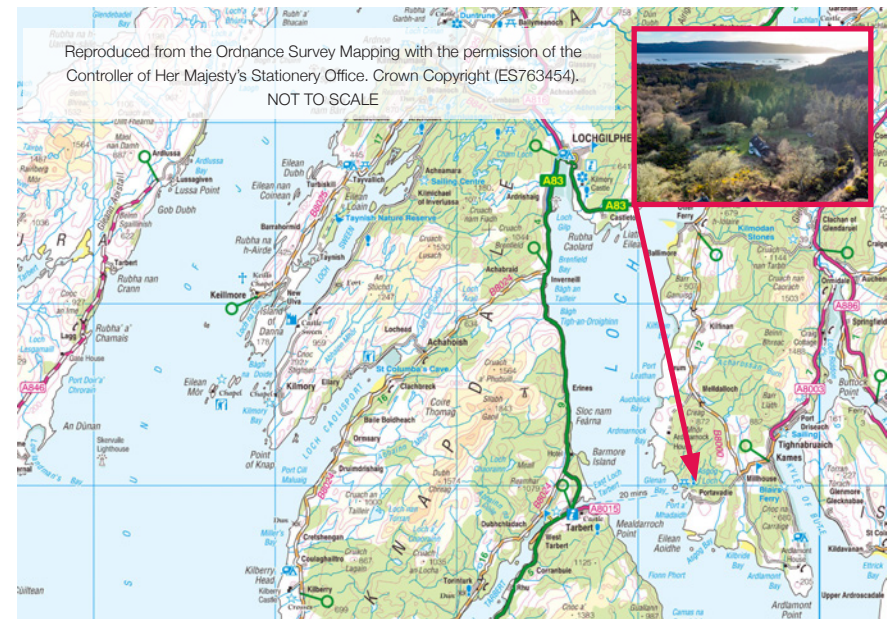
Offers

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.

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.



and continue in a westerly direction on the B8000. After a further 1.3 miles to reach Millhouse proceed straight across the kink in the road following signs Poratavdie on the unmarked single track road. Proceed for a further 1.9 miles, turn right following the signs for car ferry and marina, circa halfway along the single track road, turn right at the sign "The Wood Chip Shop", proceed due north along a gravel track road, passing a commercial shed on your right hand side, take the next available right hand exit, then spurring off right to find Lower Dearthbraich.

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.

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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

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 March 2025.

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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