



Taobh An Achadh, Ford, Lochgilphead, Argyll & Bute
www.robbsresidential.com

ROBB
RESIDENTIAL





Taobh An Achadh

Ford, Lochgilphead, Argyll & Bute, PA31 8RJ

Lochgilphead 11.8 miles, Glasgow Airport 92.2 miles, Glasgow City 99.1 miles

A detached bungalow located in an area of great natural scenic beauty requiring complete renovation throughout.

Ground Floor:

Outer front door, (in due course the cottage can be configured as follows) sitting cum dining room with bifold doors to decking, kitchen with door to gardens, utility, family bathroom, 3 bedrooms.

Outbuildings:

Detached garage/workshop.

Gardens:

Via a shared steel swing gate with servitude right of access across part of the neighbouring farmers land to a secondary steel swing gate providing access to Taobh An Achadh. The gardens wrap around Taobh An Achadh and are laid to a combination of mature lawns, beds, bushes and specimen trees, all of which are bound by a post and wire fence. From the gardens there are wonderful aspects across rolling countryside.

Planning Reference - 21/00554/PP:

Alterations and extensions, including decking area and demolition of garage and replacement of garage.

About 0.24 acres

Situation

Taobh An Achadh is situated on the eastern fringe of the charming mid Argyll village of Ford. The house enjoys excellent aspects out across rolling countryside.

Ford itself is a welcoming community, with an active village hall hosting local events and gatherings. The nearby town of Lochgilphead provides a wide range of shops, supermarkets, cafés, medical facilities, schools, and leisure amenities.

There is a large Co-op store, Tesco's store at local garage and smaller Morrisons store on the main street. Local golf course also at the edge of Lochgilphead and excellent schooling.

The "hidden village" of Slockavulin is just a short drive away, along with the historic village of Kilmartin which offers fascinating archaeological sites including many standing stones along the Glen, the renowned Kilmartin Museum, and a lovely café — perfect for exploring the region's rich heritage.

Kilmartin museum has in recent times undergone a complete redevelopment programme to extend the museum.

The Museum was founded in 1997 by Rachel Butter and David Clough. Since then, it has been interpreting, explaining and conserving the archaeological and natural heritage of Kilmartin Glen.

For a day trip, the coastal town of Oban (around 40–45 minutes away) is known as the "Gateway to the Isles," offering excellent restaurants, fresh seafood, and vibrant harbour life.

The local countryside provides an array of outdoor, wildlife and sporting activities to be expected of the West Highlands. Hill walking, climbing and mountain biking opportunities are available in the immediate vicinity while Lochgilphead and Crinan both provide excellent sailing access to the West Coast.



Description

Taobh An Achadh is a detached cottage laid across one easily managed light and bright level. Externally the cottage is completed in render finish with a grey brick relief, and with concrete detailing at door and window mullions, all neatly presented under a dark grey tiled roof. The restoration has seen the walls being stripped back to original stonework in order that any damp and woodworm infestation can be properly addressed. As we understand it, the property benefits from new electrics and detailed planning permission, presenting an excellent opportunity for a new inbound buyer to create an extended, light and bright cottage enjoying uninterrupted rolling countryside views.

Taobh An Achadh requires further completion works, the current owners have successfully completed a degree of the heavy lifting. This will also allow an inbound buyer the opportunity to stamp their own personal taste and style on the finishings of the property.

Once completed, Taobh An Achadh will be perfect and well set up for principal family living, Ford is also a well-known west of Scotland holiday and short break destination and so offers scope as a second or holiday home or as an income producing investment proposition.

Ground Floor

Outer front door, (in due course the cottage can be configured as follows) sitting cum dining room with bifold doors to decking, kitchen with door to gardens, utility, family bathroom, 3 bedrooms.

Outbuildings

Detached garage/workshop.

Gardens

Via a shared steel swing gate with servitude right of access across part of the neighbouring farmers land to a secondary steel swing gate providing access to Taobh An Achadh. The gardens wrap around Taobh An Achadh and are laid to a combination of mature lawns, beds, bushes and specimen trees, all of which are bound by a post and wire fence. From the gardens there are wonderful aspects across rolling countryside.

Land plan

The gardens at Taobh An Achadh are highlighted in red within the out land plan and extend to circa 0.24 acre, the servitude right of access is highlighted in blue.

Planning Reference - 21/00554/PP.

Alterations and extensions, including decking area and demolition of garage and replacement of garage.

Services

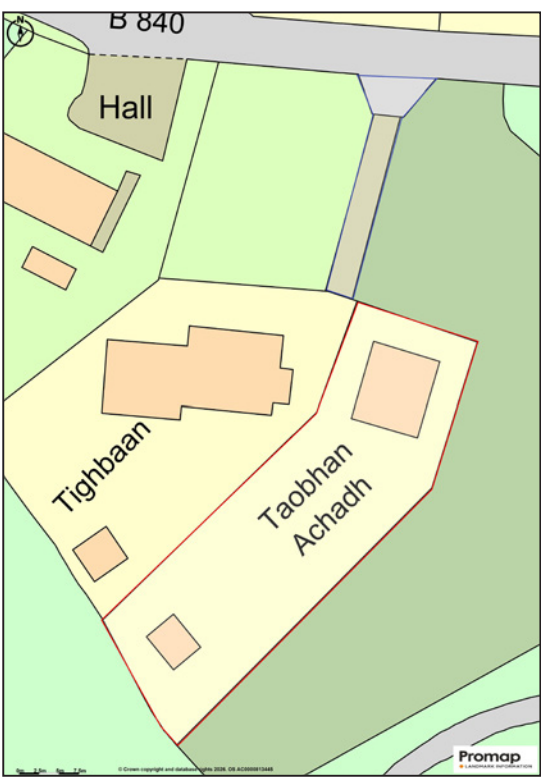
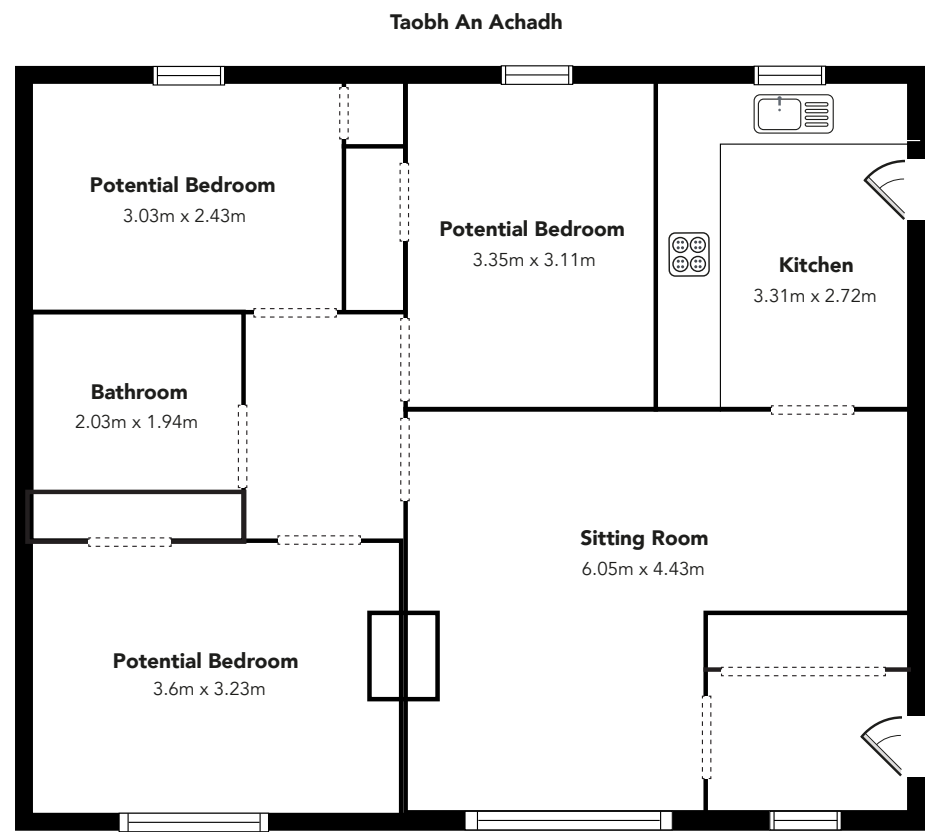
Mains water supply, drainage is by a shared septic tank with the neighbouring property, currently there is no heating supply connected to the property, double glazed.

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





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

Taobh An Achadh is in council tax band D and the amount payable for 2026/2027 is £2085.28 including mains water and excluding sewage.

EPC

EPC rating X.

Viewing

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

Travel Directions

From Lochgilthead proceed in a northerly direction on the A816. Travel for about 6.5 miles to reach the village of Kilmartin. Continue through the village in a northerly direction remaining on the A816 before baring right onto the B840. Continue on the B840 for circa 4.5 miles until reaching Ford. Remain on the B840 following the road round to the right, passing the village hall on your right hand side to find Taobh An Achadh on your 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

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, The Beacon, 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.

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.

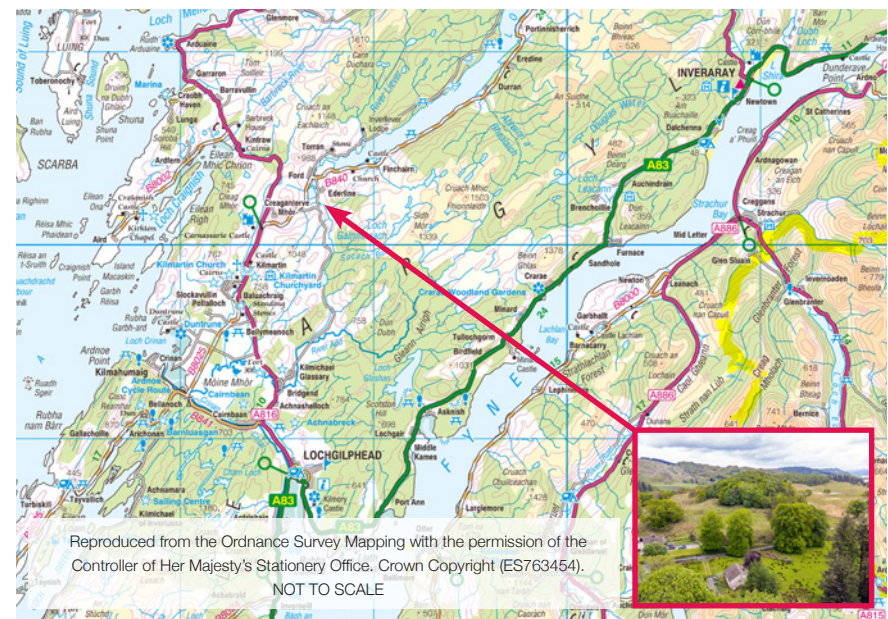
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

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



Please note that, in order to access Taobh An Achadh, visitors will need to pass through a farmer's field via two gates. We kindly ask that the gates are opened and closed one at a time, as there may be sheep grazing in the field.

If preferred, visitors may alternatively park at the village hall and make a short walk to Taobh An Achadh from there.

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 May 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