



Mill O'Driep, Cairndow, Strachur, Argyll
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Mill O'Driep

Cairndow, Strachur, Argyll, PA27 8DL

Dunoon 15 miles, Glasgow Airport 57 miles or 38 miles via ferry,
Glasgow 65 miles or 48 miles (via ferry).

A charming, detached Dorran constructed bungalow in a rural setting sheltered by mature woodlands and within established private gardens, adjacent to the Aodainn Burn and historic stone bridge.

Ground Floor:

Entrance hall, sitting room with dining area, kitchen, 4 bedrooms, shower room, cloakroom and two stores.

Gardens:

Established private gardens, predominantly laid to lawn and surrounded by mature trees, shrubs and woodland, The gardens are bordered by timber fencing and offer a number of secluded areas and viewpoints. Access to the house is via an historic stone bridge which crosses the Aodainn Burn which bubbles and boils alongside the house and under an historic stone bridge to access the property. Mill O'Driep has a south-westerly aspect with pleasant views over surrounding countryside. The gardens rise at the rear to an area of mature semi ancient native woodlands which provide amenity, interest and wildlife habitat.

Situation

Mill O'Driep is a pretty detached three- or four-bedroom bungalow which is completed in white painted render with red-brown roof tiles.

The house is in a lovely rural setting and from its south western facing position the front facing apartments enjoy views across Glenbranter, Glenshellish and the North shoulder of Beinn Bheag. Mill O'Driep commands an enviable position set back from the road and immediately adjoining the picturesque Aodainn Burn which flows along the front of the house towards the River Cur.

Strachur is a charming Argyllshire village and has local shops and services that cater for most everyday needs and requirements. Glasgow is about 48 miles (via ferry) and offers a full range of higher and further educational services as well as all the cultural and professional services normally connected with a major city.

Dunoon is approximately 15 miles distant and it is approximately 38 miles via ferry to Glasgow Airport.

Primary schooling is available in Strachur and secondary schooling is available at Dunoon. The nearest independent school is Helensburgh at 41 miles.

The A83 & A82 provide access to central Scotland. Arrochar has a main line rail station with a service to and from Glasgow city centre and a sleeper to London.

The area offers much in the way of outdoor pursuits including cycle routes, challenging hill climbs, walks and several golf courses. The recently established Cowal Way stretches from Portavadie in the West and travels eastwards for 31 miles through some of the most dramatic and picturesque sea and landscapes in the west coast.

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.

For sailors, the sea lochs of the west of Scotland offer safe anchorages as well as spectacular coastal sailing, there are marina and chandlery services at Rhu, Inverkip and Dunoon.



Description

Mill O'Driep is a detached property of Doran construction, it is of white painted harled exterior under over a red brick base course and under a red tiled roof. The accommodation is laid out over a single easily managed level.

Internally the accommodation is light and bright and easily managed, it is presented in generally good order with good use of timber effect laminate flooring, fitted kitchens and bathrooms. The entrance is approached via red-painted concrete steps leading to a UPVC glazed entrance door, which opens into a tiled vestibule with a timber and glazed inner door leading to the hallway. There are three useful general purpose store cupboards, one of which is a shelved linen store and a second houses the solar panel system and electrical switch gear.

The kitchen is fitted with matching timber base and wall units, a pantry cupboard and white splashback tiling, decorative timber panelling to the walls and ceiling. The spacious living/dining room has good natural light from front-facing windows, two further windows overlooking the west-facing side garden and an additional rear-facing window, with aspects over surrounding countryside. A feature coal fireplace with chimney, currently fitted with an electric fire, provides a focal point, while a useful storage cupboard adds practicality.

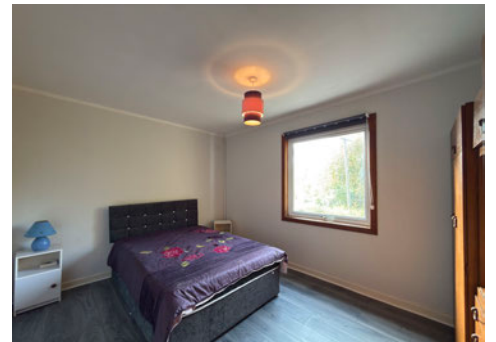
There are four bedrooms, bedrooms 1 and 2 are positioned to the front, each with a front-facing window and double wardrobe, while bedroom 3 has a rear-facing window and a UPVC glazed door opening directly onto the garden, the fourth bedroom offers scope as a study or home office, this room has an attic access hatch and also features a door leading directly to the gardens.

The shower room is fitted with a shower enclosure, WC and wash hand basin, with white tiled surrounds and timber panelling to the walls and ceiling, a separate WC completes the accommodation, with white half-height tiling, WC and wash hand basin.

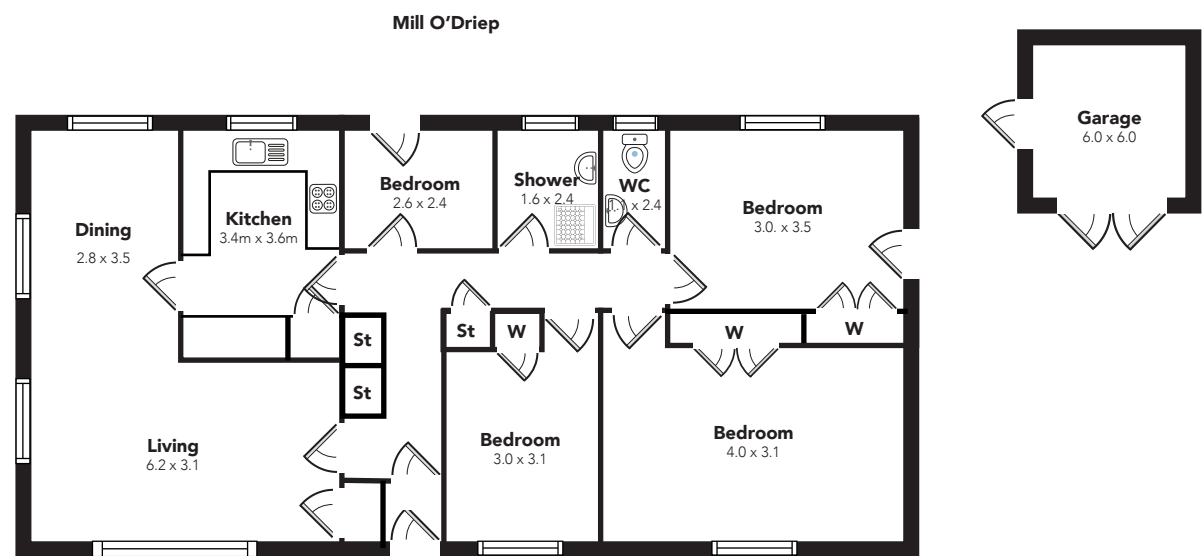
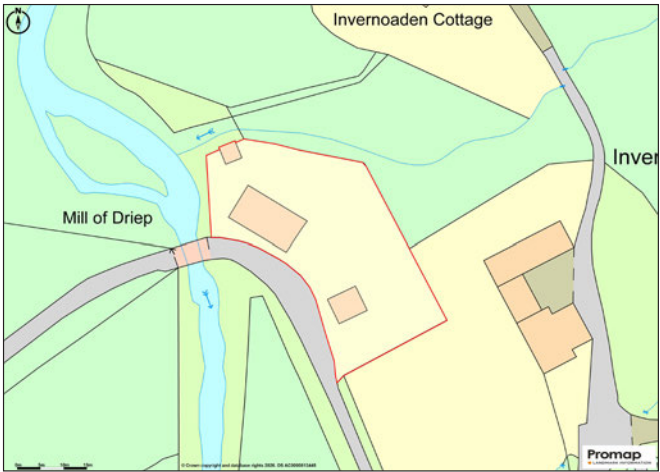
Gardens

The property sits within approximately 0.34 acres of established private gardens, predominantly laid to lawn and surrounded by mature trees, shrubs and woodland, creating a particularly private and tranquil setting. The gardens are bordered by timber fencing and offer a number of secluded areas from which to enjoy the surrounding countryside and natural environment. A particularly attractive feature is the Aodainn Burn which runs alongside the property and over which the historic and character stone bridge provides access to Mill O'Driep.





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 602 127.

Services

Private water supply (currently non-functional, with a temporary stream-fed pump in use), private septic tank drainage, solar panels and electric heating. Double glazing. Mains water is available at the end of the driveway, with connection potential subject to permissions and costs.

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

Outbuildings

Garage, Two timber garden sheds, one with power, timber BBQ shelter

Council Tax

Mill O'Driep is in Band D, and the amount of council tax payable for 2025/2026 is £ 1783.33 excluding water and sewerage charges.

Viewing

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

Possession

Vacant possession will be given on completion.

Offers

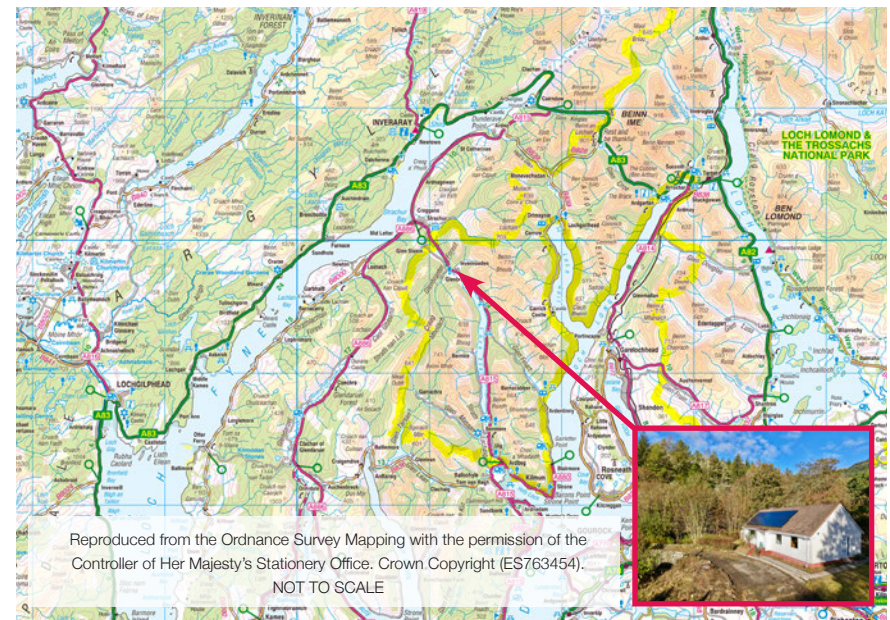
Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers will probably be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, 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.

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.



Travel Directions

From Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turn left off the bridge on the A82 and continue for about 25 miles to reach Tarbet. Continue to the left at Tarbet onto the A83 and proceed through Arrochar for a further 13 miles. Turn left onto the A815 towards Strachur, and then Dunoon for and travel for about 13 mile, turn left onto Inveroaden Road.

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 October 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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