



Upper Inglewood, Tighnabruaich, Argyll & Bute
www.robbrresidential.com







Upper Inglewood

Tighnabruaich, Argyll & Bute, PA21 2DU

Portavadie Marina 4.4 miles, Dunoon 23.1 miles, Glasgow Airport 46 miles (via ferry), Glasgow city centre 54 miles (via ferry).

A beautifully renovated and stylish upper conversion, commanding an elevated position above Tighnabruaich with breathtaking panoramic views across the spectacular 'Kyles of Bute'.

First Floor:

Outer front door to welcoming entrance porch with vaulted ceiling, exposed timber beams and 4 Velux windows. Inner front door with stained glass window to welcoming entrance hall with study. Via carpeted staircase to first floor landing, white painted hard wood flooring, bedrooms 1 (with original fireplace) & 2, windows overlooking rear gardens. Formal sitting room with warming log burning stove, box window formation showcasing breath-taking views out across the Kyles of Bute. 2 enclosed Edinburgh press store cupboards, beautifully appointed contemporary Wrens integrated kitchen come dining, windows overlooking the Kyles, snug/reading room/potential box room. Contemporary family bathroom with overhead shower and heated towel rail, fitted utility/laundry cupboard.

Outbuildings:

Detached timber shed, currently used for general purpose storage.

Gardens:

Communal Low level stone wall bell mouth entry, gently sloping incline to gravel surfaced vehicle turning and hard standing apron, The gravel extends around both sides of the house and is flanked by well-tended mature and level lawns with various specimen trees, beds and bushes. The private rear garden is also gently sloping and laid to lawn and at the extreme rear lies a generous timber decking area, which is perfectly placed to enjoy uninterrupted views and evening sundowners. Hedging and trees. Slabbed pathway to main door.

Acres: 0.6 acres (Inclusive of the communal gardens)

Situation

Upper Inglewood is situated in the picturesque coastal village of Tighnabruaich on the west coast of Scotland. From its prominent setting there are breath-taking, spectacular and often dramatic outlooks over the famous water and landscape known as the Kyles of Bute with spectacular views over to the Isle of Bute, south to Inchmarnock and the high tops of Arran.

Tighnabruaich is 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 must surely be 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.

The village centre is a comfortable walk and offers a Doctor's surgery and local amenities that cater for everyday needs. A bus service runs from Tighnabruaich to both Rothesay and Dunoon.

The city of Glasgow is 54 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 the world over sail through the scenic Kyles from the Clyde marinas and on through the Crinan canal and out to the Hebridean islands. A marina and restaurant complex at Portavadie is 4.4 miles to the west and offers facilities such as a leisure centre with indoor and outdoor infinity pools 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. Kyles of Bute Golf Club is a scenic and challenging 9-hole golf course. There is tennis and inevitably, a famous sailing school.

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 Colintrave. 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

Upper Inglewood is a totally upgraded and improved upper conversion in typical Scottish west highland style. It enjoys a prominent situation set above the area of Tighnabruaich. From its high vantage point, there are quite spectacular and often dramatic views southeast over the highly picturesque water and landscape of the 'Kyles of Bute'. The house is of mainly sandstone finish under a dark grey slate roof. The accommodation is presented over one level which is accessed through a private porch way and up the stairs.

The house is well set up for principal family living and similarly would offer itself as a good second home or an income producing holiday letting proposition.

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Outbuildings

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Services

Mains water supply, shared septic tank, electric heating assisted by the warming log burning stove, double glazing.

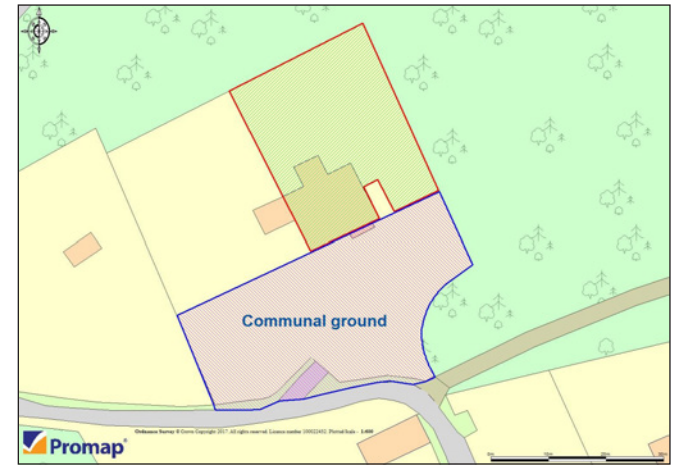
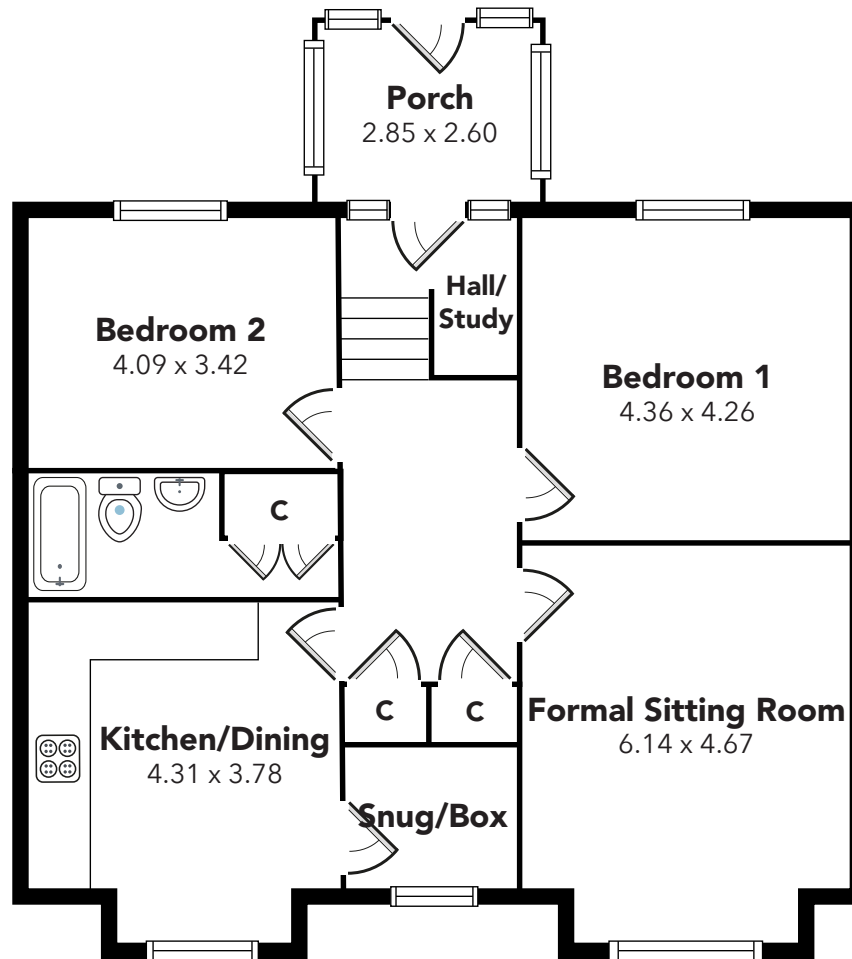
Note: The services have not been checked by the selling agents..





Floorplan and Site Location

Upper Inglewood, Tighnabruaich



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
Lochgilphead
Argyll
PA31 8RT

Council Tax

Upper Inglewood is in council tax band C and the annual charge is £1,853.58 including water but excluding sewerage charges.

EPC

EPC rating E.

Viewing

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

Possession

Vacant possession will be given on completion.

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 McInroy's 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 A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the village, turn left at the junction and continue along Shore Road, passing the shops. After 0.4 miles turn left up the lane for about 150 yards to find the entrance to Upper Inglewood 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

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.

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.

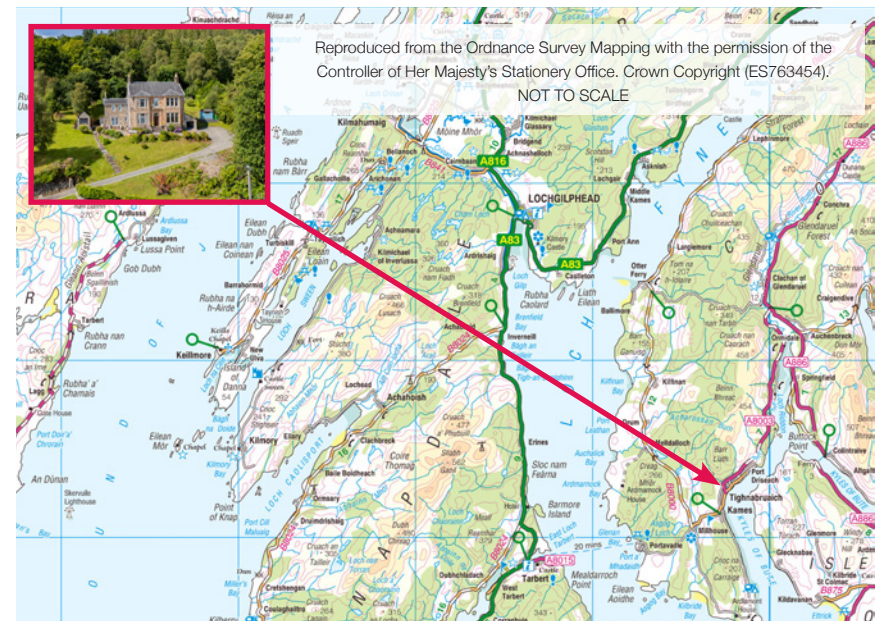
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

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



Alternatively from Glasgow proceed in a westerly direction on the M8 motorway for about 15 miles taking junction 30 onto the Erskine Bridge. Turns 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 and travel for 10 miles to Strachur. At Strachur turn right onto A886 and travel for 15 miles. Turn right on to the A8003. Travel for 7 miles to reach Tighnabruaich. On arrival in the Village, follow directions above.

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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.