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Kikut, Strachur, Cairndow, Argyll & Bute

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Kikut

Strachur, Cairndow, Argyll & Bute, PA27 8BY

Dunoon 18.5 miles, Glasgow Airport 55 miles, Glasgow 64 miles, Oban 58 miles.

A pretty detached bungalow on an elevated site with sublime views to Loch Fyne and the Strachur Bay.

Ground Floor:

Outer front door to entrance porch, welcoming entrance hall, kitchen, sunroom/dining room with views to gardens and waterscape. Formal sitting room with picture frame window to waterscape, French doors opening onto raised timber decking with panoramic views to the water. Family bathroom with separate shower enclosure, linen store, bedroom 1 (principal) with double fitted wardrobes, picture frame window to waterscape views, floor hatch leading to subcellar. Bedroom 2 with double fitted wardrobes and window to gardens, access from hall to generous loft via retractable ladder.

Outbuildings:

Subcellar with WC, greenhouse, workshop/store with attached lean-to/wood store.

Gardens:

Ample vehicular hard standing and parking is located to the front and side of Kikut, two timber personal gates provide access through front gardens to the property front door. The front gardens are colourful and well stocked with a timber decking at the front creating an ideal space for sitting out. A path wraps around either side of the property to rear gardens which are broadly to lawn with an assortment of beds, bushes and colourful planted flowers. The lawn is tiered with the lower level accesses via stone steps and a timber foot bridge, all of which is bound by mature hedging. From the gardens and in particular the raised timber decking located at the rear of Kikut there are sublime panoramic views out across Strachur Bay.

About 0.36 acres

Situation

Kikut is situated in the Loch Fyne side coastal village of Strachur. Strachur is in southern Argyll at the sheltered confluence of highland glens and the sea loch of Loch Fyne. For the most part, the village is formed by the ribbon development that runs along the coast.

Kikut is to the southern side of the village and it enjoys an elevated setting from where there are wonderful sea and landscape aspects across Loch Fyne with the small marina pontoon and sheltered anchorage in the foreground.

Strachur and Loch Fyne are well known for their natural scenic beauty which has always drawn people to the area to live, for holiday and to enjoy weekend breaks.

The village has a Post Office and café, a retail service station, an excellent Medical Centre with in-house pharmacy, and a vibrant Community Hall and Sports Pavilion, all of which cater for most everyday needs and requirements. Glasgow is about 54.4 miles distant 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.

There are several restaurants, all with menus that encompass the term "Scotland's Natural Larder", these include; Loch Fyne Oysters, The Creggans Inn and Invercottage Restaurant. The George Hotel at Inveraray enjoys an enviable reputation for serving seasonal local produce.

Dunoon is a scenic drive approximately 18.5 miles away with Glasgow Airport at approximately 55 miles distant via Loch Lomond side and Oban approximately 58 miles.

Primary schooling is available in Strachur, and secondary schooling is available at Dunoon. The nearest independent school is Helensburgh at 39 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 frequent western ferry service between McInroy's Point and Hunters Quay provides travel to Glasgow and the west of mainland Scotland or alternatively Argyll Ferries run from Dunoon to Gourock.

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 31.4 miles through some of the most dramatic and picturesque sea and landscapes in the west coast. The coastline of Cowal Peninsula is fast becoming known as Argyll's secret coast by Welcome to Scotland.

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, Portavadie and Sandbank. Loch Fyne is the deepest sea loch in Europe.



Description

Kikut is a pretty detached traditional Argyll cedar clad bungalow and enjoys an excellent elevated position from where there are spectacular and often dramatic seascape and landscape views. Internally the property is light and bright and laid out across one easily managed level, externally, the property is completed in a combination of smooth render relief and cedar cladding, all neatly presented under a tiled roof. The property sits within well stocked garden grounds which offer privacy and seclusion from neighbours.

Strachur is also a well-known west of Scotland holiday and short break destination and so the property offers exceptional scope as a second, or income producing self-catering holiday letting home.

Ground Floor

Outer front to entrance porch with electrical switch gear, inner glass insert door to welcoming entrance hall, kitchen with window to gardens, glass insert door to sunroom/dining room with views to gardens and waterscape. Formal sitting room with multifuel burner, picture frame window to side gardens and beyond to waterscape, French doors opening onto raised timber decking with panoramic views to the water. Family bathroom with separate shower enclosure, linen store housing the water tank, fitted hallway drawer storage, bedroom 1 (principal) with double fitted wardrobes, picture frame window to waterscape views, floor hatch leading to subcellar. Bedroom 2 with double fitted wardrobes and window to gardens, access from hall to generous loft via retractable ladder.

Outbuildings

Subcellar with WC, greenhouse, workshop/store with attached lean-to/wood store.

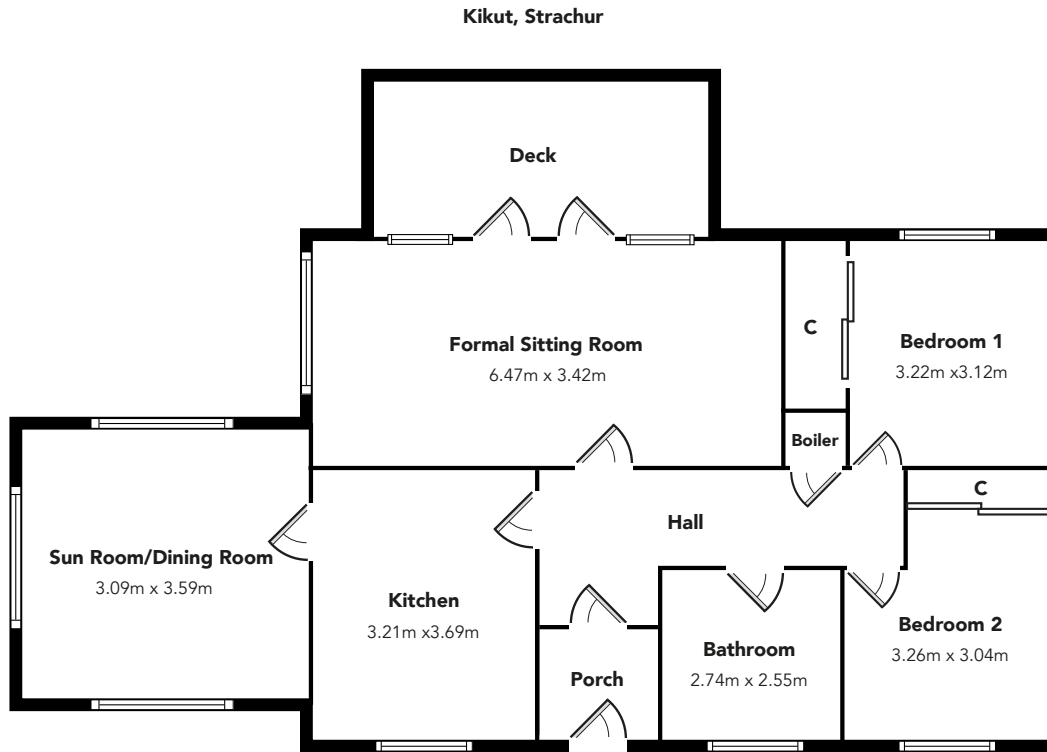
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Floorplan and Site Location



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 602127

Services

Mains water supply, private septic tank, oil fired central heating assisted by a multifuel burning stove, double glazing.

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

Council Tax

Kikut is in council tax band D and the amount payable for the period 2026/2027 is £2085.28 excluding sewerage.

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, curtains and blinds 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 and travel for about 9 miles to reach Strachur. On arrival in Strachur turn right onto the A886 and continue for 0.5 miles, turn left at the unmarked road turning, continue up the road to find Kikut the last house on the 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 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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