



Craignethan, Shore Road, Kames, Tighnabruaich
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Craignethan

Shore Road, Kames, Tighnabruaich, PA21 2AG

Tighnabruaich 1.2 miles, Tarbert (via ferry) 8.2 miles, Dunoon 24.8 miles,
Glasgow Airport 79 miles Glasgow Airport (via ferry) 49 miles, Glasgow City
Centre 85 miles Glasgow City Centre (via ferry) 55 miles

A very pretty property and secondary cottage, both of which offer excellent income potential. The property enjoys uninterrupted water views across the famous 'Kyles of Bute'.

Craignethan

Outer front door to kitchen, formal sitting cum dining room with log burning stove, picture frame windows enjoying uninterrupted waterscape views and twin leaf patio doors to raised terrace area. Family shower room, double bedroom 1 with ample fitted wardrobes and window enjoying uninterrupted waterscape views. Double bedroom 2 with fitted wardrobes and window to rear gardens, stained glass window located within the hall along with 2 good sized store cupboards.

The Cottage

Outer front door to entrance hall, double bedroom 3 with window to gardens and double bedroom 4 with patio doors to further terrace, family shower room with heated towel rail.

Gardens

Via twin leaf steel gates to private tarmac driveway leading to ample gravel vehicular hard standing and parking. The front gardens at Craignethan are laid to gravel with a Pétanque (Boules) Court, steps lead from the gravel apron to a generous raised terrace area with glass balustrade, an ideal space for alfresco sitting, dining and watching the coming and going of pleasure boating craft. The rear gardens are relatively low maintenance by design and are laid to a level lawn with a drying green, and a further flagstone terrace area, offering an addition space for guests to enjoy evening sundowners. The gardens are well looked after and are bounded by a stone wall and rylock fence and from where there are uninterrupted waterscape views across the famous Kyles of Bute.

Outbuildings

Timber garden shed, good sized sub store beneath the terrace to the front gardens.

About 0.11 acres

Situation

Craignethan is situated on the coastal ribbon settlement of Kames on the very pretty and famous 'Kyles of Bute', and can be reached via road or ferry.

The village of Kames sits just to the south of Tighnabruaich; perhaps its rather better known neighbour.

The house is set overlooking the foreshore and beach, separated only by the minor coastal road and from where there are aspects to the neighbouring island of Bute, the waterscape of the famous Kyles of Bute, north to the sheltered anchorages at Tighnabruaich and south towards the island of Inchmarnock.

Kames has its own hotel, post office and shop, which easily caters for everyday needs and requirements. Kames also has its own coffee shop and award winning restaurant. The centre of Tighnabruaich is about 1.5 miles to the north and is a well-known sheltered anchorage with moorings, that are always lively with the coming and going of boating and yachting craft. The village centre offers local amenities and further shops that cater for everyday needs and requirements. A bus service runs from Kames via Tighnabruaich to both Rothesay and Dunoon.

Portavadie Marina is 4.2 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 with indoor and outdoor pools, and gym. 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.

Tarbert is 8.2 miles via ferry to the west and there is a ferry service from Portavadie direct to Tarbert.

The city of Glasgow is 85 miles distant 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 or Tarbert via a short crossing from Portavadie.

The area is famous for its dramatic natural scenic beauty; yachtsmen and women around the world sail through the scenic Kyles from the Clyde marinas and on up through Loch Fyne to Ardrishaig through the Crinan canal and out to the Hebridean islands.

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 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

Craignethan is a delightful, detached, fully renovated cottage located in a wonderful, water frontage situation in the area of Kames. The property is of white painted render with light blue painted smooth render relief, all neatly presented under a dark grey tiled roof. To the rear of Craignethan lies a very pretty secondary cottage which is completed in exposed stone construction and neatly presented under a dark grey slate roof.

Craignethan is perfect and well set up for principal family living; Kames is also a well-known west of Scotland holiday and short break destination and so offers scope as a second or income producing holiday home, along with The Cottage.

Craignethan

Outer front door to contemporary kitchen with integrated appliances and window to rear gardens, formal sitting cum dining room with warming log burning stove, picture frame windows enjoying uninterrupted waterscape views and twin patio leaf doors to raised terrace area. Family shower room (replaced 2024) with heated towel rail, double bedroom 1 with ample fitted wardrobes and window enjoying uninterrupted waterscape views, double bedroom 2 with fitted wardrobes and window to rear gardens, stained glass window located within the hall along with 2 good sized hall store cupboards,



The Cottage

Outer front door to entrance hall, double bedroom 3 with window to gardens and double bedroom 4 with patio doors to further terrace, family shower room with heated towel rail.

Outbuildings

Timber garden shed, good sized sub store beneath the terrace to the front gardens.

Garden

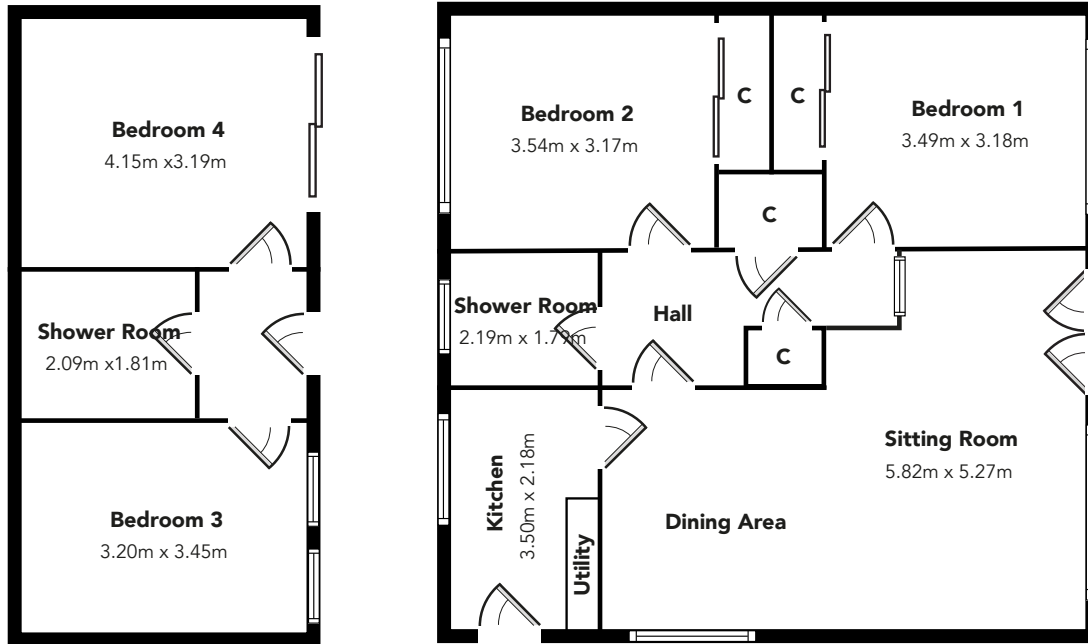
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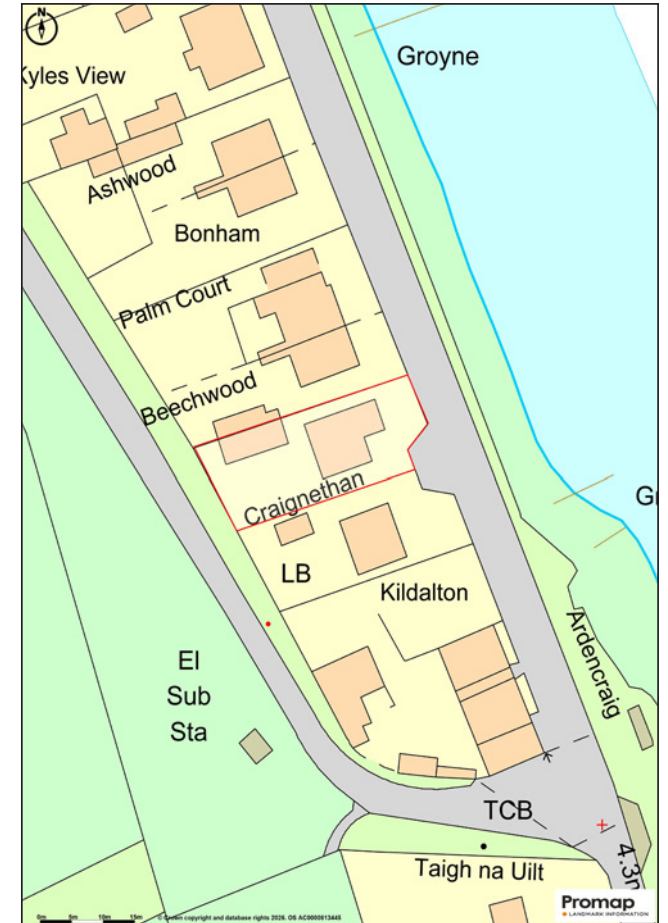


Floorplan and Site Location

Craignethan



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
Tel: 01546-602127.

Council Tax

As Craignethan is currently a holiday let, the council tax band D does not currently apply as our clients claim small business rates relief. Water charges and refuse uplift charges do apply.

Short Term Letting Licence

Craignethan currently has a short term letting licence.

Services

Mains water supply, drainage is by shared septic tank (replaced 2026), oil fired central heating, log burning stove in Craignethan, electric heating in the cottage, double glazing, EV charger.

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

Travel Directions

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 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. At Tighnabruaich proceed south through Tighnabruaich to reach Kames. At the crossroads in Kames, turn left and continue on the minor road for 0.2 miles, where the road forks, bear left and follow the road down the hill past the Kames Hotel. Once the road straightens up proceed south on the coastal road for a further 0.3 mile to find Craignethan 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

EPC

EPC rating D.

Viewing

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

Possession

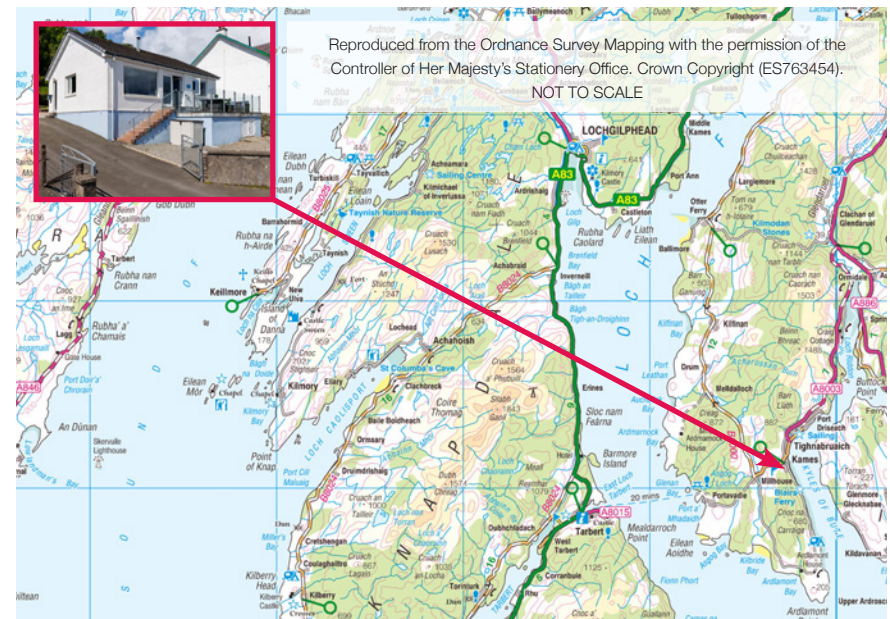
Vacant possession will be given on completion.

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 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.

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.



Alternatively 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. On arrival in the Village, follow directions above.

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.

ROBB
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