



Heather Lea, Isle of Gigha, Argyll

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# Heather Lea

Isle of Gigha, Argyll, PA41 7AA

Campbeltown 22.9 miles, Tarbert 22.9 miles, Lochgilphead 36 miles,  
Glasgow 125 miles (all via connecting ferry)

A modern detached house designed by Dualchas Architects in a situation of spectacular natural scenic beauty with breath-taking views of the Sound of Gigha and the Kintyre Coast.

## Ground Floor:

Front door, entrance vestibule, entrance hallway, storage cupboard, shower room. Bedroom 1, formal sitting room come dining area, sliding doors to timber decking area, kitchen/utility room. Sitting room, bedroom 2 (master), storage cupboard.

## First Floor:

Staircase to first floor landing, bedroom 3, storage cupboard. Via an additional staircase to first floor landing, bedroom 4 with built in wardrobe space, storage cupboard, family bathroom with bath and overhead shower.

## Outbuildings:

Timber clad shed, adjoining log store. Adjoining uPVC profile sheet car port with corrugated sheet steel roof.

## Gardens:

Private gravel driveway to vehicular turning and hard standing, front garden mainly to lawn, assorted shrubbery and border bushes at the fringes. A paved walkway wraps around the property to the front gardens, the sea views from the gardens are spectacular and can be enjoyed from the alfresco dining area. The gardens are colourful and inviting and are bound mainly by a post and rail fence to one side a substantial stone wall to the other, providing privacy and seclusion.

About 0.33 acres



## Situation

Heather Lea is situated on the charming west coast of Scotland's Island of Gigha. Gigha is 2.8 miles west of the Kintyre peninsula with a regular ferry service. The property is situated on a handpicked site with a dramatic southerly exposure from which there are remarkable sunsets and spectacular views to the immediate seascape, nearby skerries and the Kintyre Coast.

Gigha has a primary school, shop, hotel with bar, Michelin Star recommended restaurant and a church with regular services. On the mainland, the town of Campbeltown is 22.9 miles to the south has two major supermarkets, garages, a full range of shops and professional services, a secondary school, an A&E hospital with an emergency air-ambulance service to Glasgow, leisure facilities (including a modern swimming pool), library and a cinema. Tarbert is 22.9 miles north and has good local shops and services.

From Tarbert, there are ferry links to Islay and Portavadie, which gives access to an alternative route to Glasgow via Dunoon and Gourock for commuters. There is also a runway strip for light aircraft on the island.

For sporting/outdoor enthusiasts, Gigha has its own 9 hole golf course, and the coastline offers wonderful opportunities to fish, surf, canoe, snorkel and walk. Kit can be hired on the island. There is a recently upgraded pontoon and mooring.

The west of Scotland is world famous for its scenic sailing waters, and around the Mull of Kintyre area leads to the protected waters around Loch Fyne and the Firth of Clyde as well as the scenic Kyles of Bute. North of Gigha leads to the north west coast and the Hebrides.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in surrounding islands, mainland rivers and hill lochs.

Gigha has its own grass airstrip which is near the south end of the island lying in an east/west direction. The airfield can be used by private planes and microlights.

### Gigha

Gigha is the most southerly and one of the most beautiful of the Hebridean Islands. Seven miles long by a mile and a half wide, Gigha is situated three miles west of the Kintyre peninsula, approximately four hours' drive from the City of Glasgow, with a 20 minute roll on and off ferry every hour. Gigha is easily described as breathtaking - sandy beaches, clear blue green seas and a host of wildlife. The climate is pleasantly mild as a result of the Gulfstream.

### The History of Gigha

Step ashore on the Isle of Gigha and you are following in the tracks of the Scots who

settled on Kintyre and the Hebrides from Ireland. Of the Vikings who plundered those settlements from distant Scandinavia and of the Norse King Hakon, who also gave the island its name, Gudey, the Good Isle. The Gaels adjusted the name to Gigha (Pronounced Geeah) as time passed.

Throughout history, the island has been noted for its fertile soil; from 1700 until 1850 it was completely without trees, until the owner planted the woods around Achamore House. Its value in terms of agriculture is reflected throughout its history - good land provided men and women who could carry arms and take part in the island's battles, with the means to survive and prosper. About the time of the fall of the Lord of the Isles, in 1493, Gigha came into the possession of the family of MacNeill of Tainish. The family fought many bitter disputes with the Macdonald Clan to hold onto the island until finally selling it in 1790 to another branch of the Clan Neill, the MacNeills of Colonsay. Thereafter the island has had many owners, the Scarletts, Allens, Hamers - until in 1944 it was sold to Sir James Horlick, when the story of the creation of the great gardens of Achamore began.

The Isle of Gigha Heritage Trust now own the Isle of Gigha, including Achamore Gardens.

The small island of Cara, to the south had remained the property of the MacDonalDs of Largie, the last link with the Lord of the Isles. There are McNeills still in Gigha, amongst the 160 inhabitants.



## Description

Heather Lea was built in circa 2005 and designed by the award winning Skye based architects Dualchas Ltd. The property is of white painted smooth render finish under a slated roof and from its vantage point there are excellent views over the sea passage between Gigha and the mainland adjacent. The accommodation which is light, bright and spacious is laid out over one and a half levels, the house is well set up for principal family living; The Isle of Gigha 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.

Front door to entrance vestibule, velux roof window, entrance hallway with sliding door to storage cupboard fitted with hooks and shelves. Downstairs shower room, shelved storage cupboard which houses the hot water tank (newly fitted). Bedroom 1 with 1 x window to side gardens, sliding door to walk in wardrobe, from entrance hallway, sliding door to formal sitting room come dining area with hardwood effect flooring throughout, 2 x sliding doors provide access to timber decking area ideal for alfresco dining, 1 x multi fuel burner, sliding door into the kitchen/utility room, further access into well appointed kitchen with 1 x velux roof window and 1 x window to rear gardens. From the heart of the sitting room access to bedroom 2 (master), sliding door to storage cupboard, 2 x windows.

Staircase to first floor landing, bedroom 3 with 1 x velux window, additional shelved storage cupboard. Via an additional staircase to first floor landing, bedroom 4 with built in

wardrobe space, 1 x velux window, additional storage cupboard, family bathroom with bath and overhead shower, 1 x velux window.

### Outbuildings

Good sized, timber clad shed which houses outdoor machinery, adjoining log store. Adjoining uPVC profile sheet car port with corrugated sheet steel roof which houses the tractor, part constructed three bay polytunnel.

### Gardens

Access via a private gravel driveway to vehicular turning and hard standing, the front garden is mainly to lawn with assorted shrubbery and border bushes at the fringes. A paved walkway wraps around the property to the front gardens, the sea views from the gardens are spectacular and can be enjoyed from the alfresco dining area. The gardens are colourful and inviting and are bound mainly by a post and rail fence to one side a substantial stone wall to the other, providing privacy and seclusion.

### Additional land on annual lease

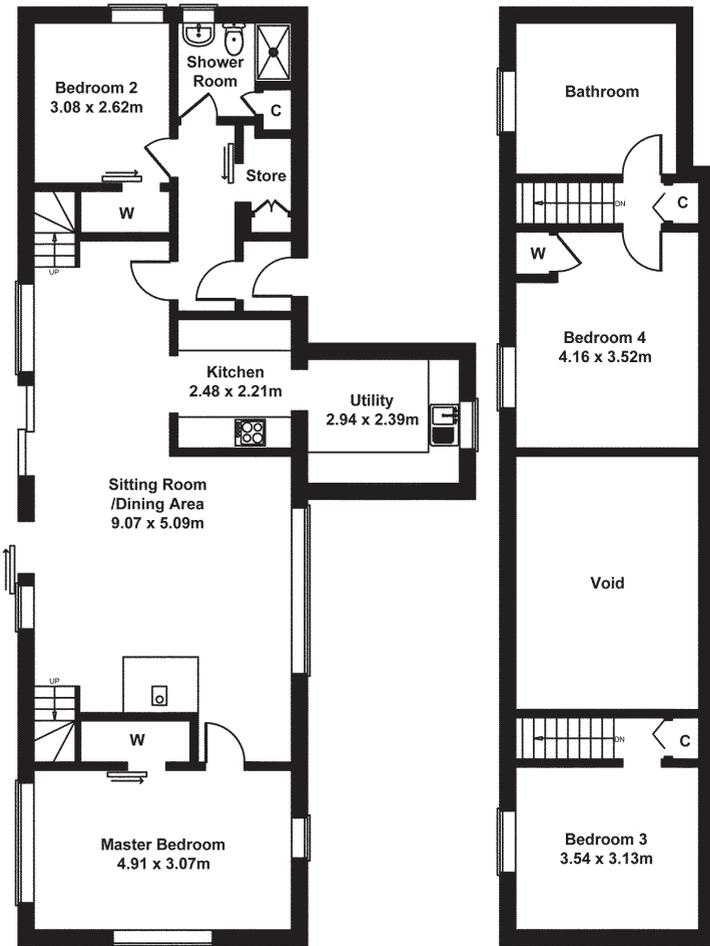
An additional piece of land to the east of the property, approximately 0.09 acres, is rented from the Isle of Gigha Heritage Trust on a modest annual lease. The purchaser may be able to continue this arrangement by separate negotiation with the Trust. (Identified in blue on the land plan).





## Floorplan and Site Location

### Heather Lea, Gigha Argyll



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, 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

Heather Lea is serviced by mains water, private septic tank, electric night stores, thermo panels assisted with a multi fuel burner, double glazed throughout.

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

## Council Tax

Heather Lea is in council tax band E and the amount payable for 2018/2019 is £2175.65 to include mains water and excluding sewage.

## Viewing

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

## Possession

Vacant possession will be given on completion.

## 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.

## Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. 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 light fittings and 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.

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

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



## Travel Directions

From Glasgow take the A82 and A83 to reach the west coast town/port of Tarbert. Take the A83 out of Tarbert following signs for Campbeltown. After about 18.5 miles arrive at the ferry port Tayinloan. The roll on roll off ferry is a short crossing to Gigha. Once on the island continue for 0.4 miles to find Heather Lea located on the left hand side.

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 in October 2018.

## 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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