



Duncrinan, Bellanoch, Lochgilphead, Argyll and Bute

www.robbresidential.com







Duncrinan

Bellanoch, Lochgilphead,
Argyll and Bute, PA31 8SN

Lochgilphead 4.9 miles Oban 33.4 miles Glasgow 92 miles

A very well finished detached house on a slightly elevated setting with outstanding views across Bellanoch Marina.

Ground floor:

Front door to utility/boot room, wc, kitchen, open plan to dining, sitting room, conservatory, door to gardens. Under stair storage cupboard, bedroom 1, en suite shower room, double fitted wardrobes.

First Floor:

Via fitted staircase to first floor mezzanine landing, informal sitting room, 2 x double fitted storage cupboards, bedroom 2, family bathroom, bedroom 3, access to loft.

Outbuildings:

Timber garden shed.

Gardens:

Via monobloc driveway to ample gravel vehicular hard standing and parking area. The front gardens are laid to an area of gravel which is ideal for sitting, dining and sundowners, flanked with shrubs and bushes, bounded by a timber fence line. The rear gardens are low maintenance by design and are laid gravel and paving, rockery, mature trees and bushes create a dramatic backdrop. From the gardens there are wonderful views across the adjacent Bellanoch Marina.

Situation

Duncrinan is a detached house set in a prominent location at Bellanoch close to the coastal village of Crinan.

Crinan forms the western sea end of the Crinan Canal and in the summer months the canal is always a colourful spectacle with passing yachting, cruising and pleasure craft as they navigate the canal waterway to connect the inland sea lochs, the Clyde estuary and the Kyles of Bute with the more testing and scenically spectacular sailing waters of the western Isles.

The area is well known for its dramatic and natural scenic beauty, and this has always drawn people to the area making it a popular tourist destination.

Lochgilphead (4.9 miles) has a good range of local shops, a mid sized Co-op supermarket and amenities that adequately cater for everyday needs and requirements with further shopping including a Tesco supermarket available at Oban, it is possible to arrange grocery deliveries from both the co-op and Tesco. Glasgow is the nearest major city and has a complete and extensive range of shopping, cultural, higher educational and leisure services normally associated with a major centre.

Lochgilphead has both primary and secondary schooling with a school bus service which is also a service bus.

The area offers a fine range of relaxing outdoor pursuits with pleasant canal-side walks, cycle paths and more testing hill walks. Field sports are available in the area and include stalking, driven and walked up shooting as well as fishing, both sea and inland hill loch.

The Mid Argyll swimming pool is in Lochgilphead.

A local bus service provides a local and city service and the nearest main line rail station is at Oban.



Description

Duncrinan provides light and bright easily managed accommodation over two levels; the house is of white painted render finish with smooth render relief with grey painted detailing under a dark grey slate roof. Crinan to Cairnbaan is an area of great natural scenic beauty and while the property represents an excellent principal private residence, it is also perfectly located and well set up as a second or holiday home, or as an income producing investment property.

Ground Floor

Via a split barn style front door to utility/boot room housing the boiler, windows to rear garden, wc, kitchen with 2 x velux windows offering ample natural daylight, informal breakfasting and dining bar, open plan to dining with bay window formation offering uninterrupted water views, sitting room with window to front and rear gardens, imitation log burning stove, conservatory, door to gardens. Under stair storage cupboard housing electrical switch gear, bedroom 1 with window to water views, en suite shower room, 1 x velux window, double fitted wardrobes.

First Floor

Via fitted staircase to first floor mezzanine landing, informal sitting room, 2 x double fitted storage cupboards, bedroom 2 with 1 x velux window, family bathroom with overhead shower, 1 x velux window, bedroom 3 with 1 x velux window, access to loft.

Gardens

Via monobloc driveway to ample gravel vehicular hard standing and parking area. The front gardens are laid to an area of gravel which is ideal for sitting, dining and sundowners, flanked with shrubs and bushes, bounded by a timber fence line. The rear gardens are low maintenance by design and are laid gravel and paving, rockery, mature trees and bushes create a dramatic backdrop. From the gardens there are wonderful views across the adjacent Bellanoch Marina.

Outbuildings

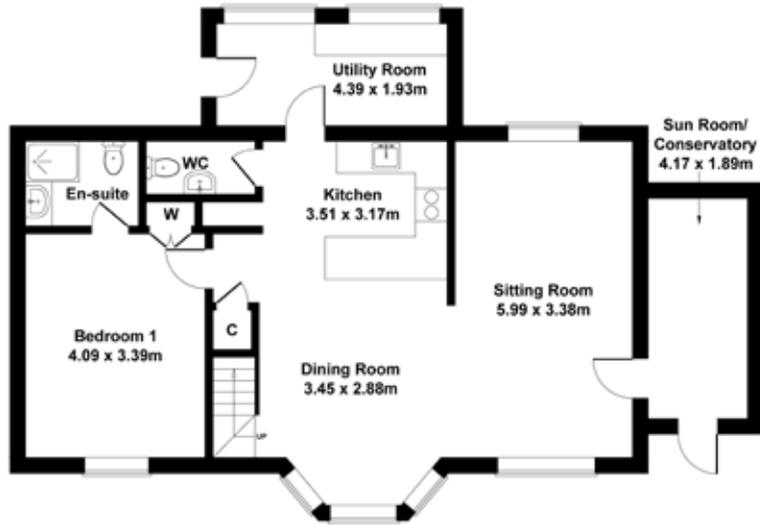
Timber garden shed.



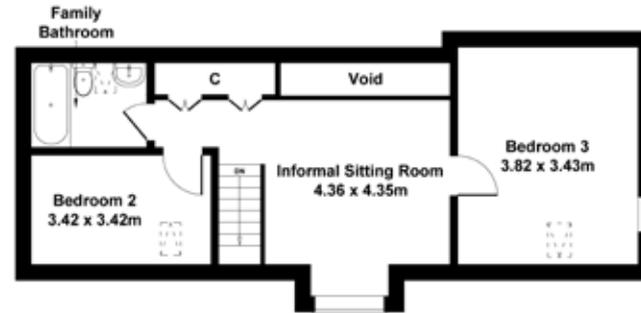


Floorplan and Site Location

Duncrinan

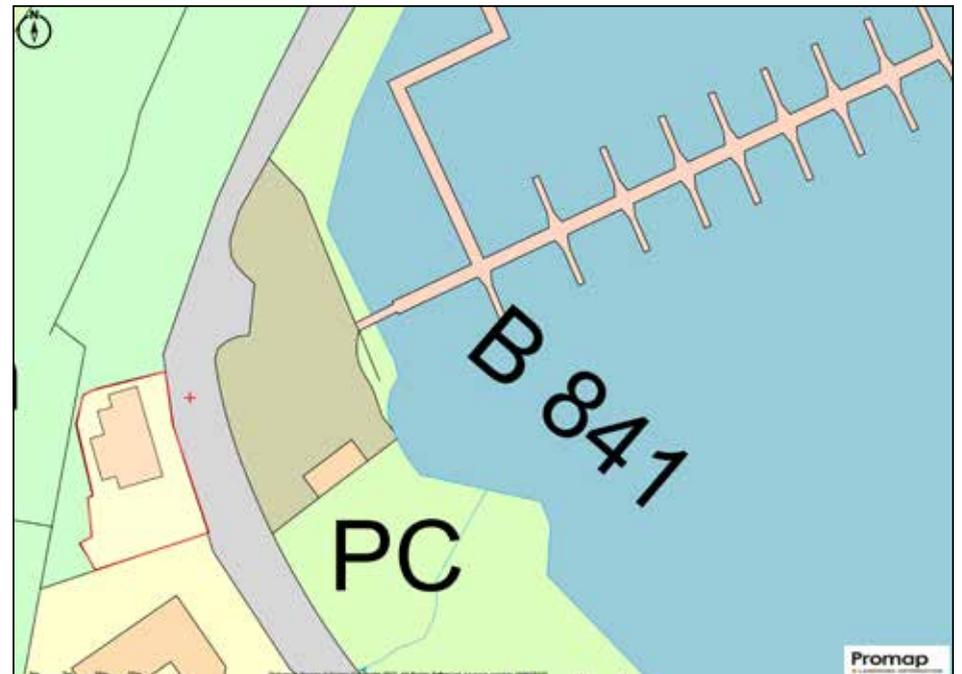


GROUND FLOOR



FIRST FLOOR

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

Mains water supply, drainage is by shared septic tank, mains gas, and gas fired central heating. Under floor heating throughout the lower kitchen cum dining room.

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

Council Tax

Duncrinan is in Band E and the amount of council tax payable for 2022/2023 is £2435.71 including water and excluding waste water charges.

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.

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, 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 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.

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.

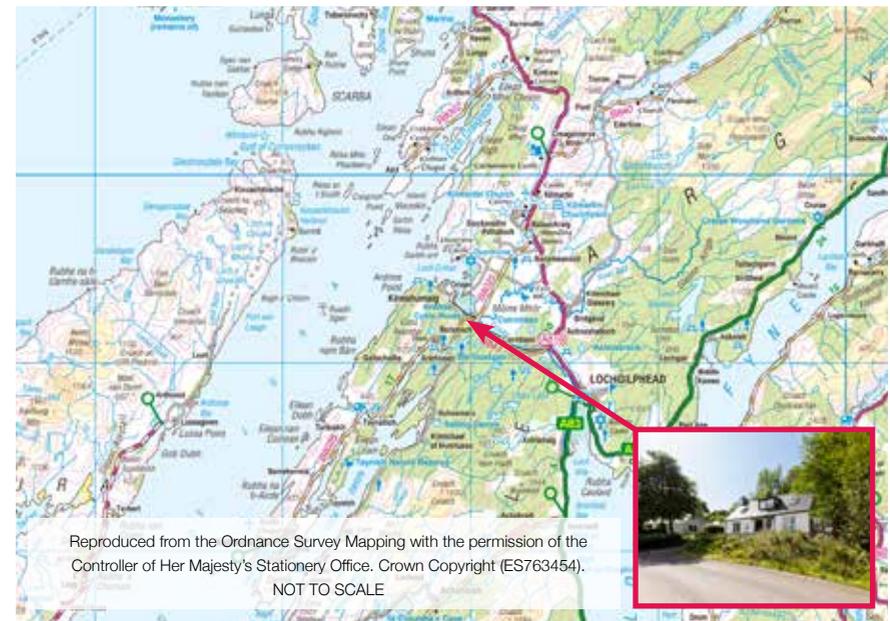
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

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.

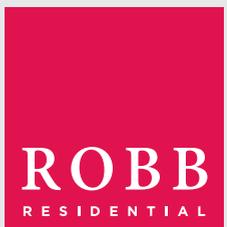
IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

From Lochgilphead proceed in a northerly direction on the A816 for about 2 miles. Bear left on the B841 and pass through Cairnbaan. After about 2 miles take the minor road signposted Crinan. Continue along this minor road for about 0.3 miles around Bellanoch Marina to find Duncrinan the last house on the left hand side.



150 St Vincent Street,
Glasgow
G2 5NE

sales@robbresidential.com

Tel: 0141 225 3880