



9 Donich Park, Lochgoilhead, Cairndow, Argyll and Bute

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# 9 Donich Park

Lochgoilhead, Cairndow,  
Argyll and Bute, PA24 8AB

Lochgoilhead 0.3 miles, Helensburgh 30.7 miles, Glasgow 54 miles

A pretty end of terrace cottage type property located within an area of great natural scenic beauty which offers scope as a comfortable and well-appointed home or as a second or income producing holiday home.

#### Ground Floor:

Outer front door, contemporary integrated kitchen with informal breakfasting and dining bar, good sized under stair store, door to gardens. Formal sitting room with warming log burning stove, window to gardens.

#### First Floor:

Via a fitted carpeted staircase to first floor landing, bedroom 1 with window to gardens, access to attic space with access to property eaves, contemporary family bathroom with overhead shower and heated towel rail, bedroom 2 with cupboard and window to gardens, bedroom 3 (master) with triple fitted mirrored wardrobes, window to front with open countryside views.

#### Outbuildings:

There is a shared outhouse structure (shared with number 8 Donich Park) at the rear of the property, concrete floor, light and power, personal door access.

#### Timber summer house.

#### Gardens:

9 Donich Park has well maintained gardens, predominately to lawn at the front of the property. A paved pathway provides access to the properties front door and wraps around the side to rear gardens. At the side gardens there is an area of raised gravel which is ideal for alfresco sitting and dining, the front and side gardens are bounded by a post and rail fence, wire fencing and an assortment of mature bushes and trees, offering screening and privacy from the roadside. There is a personal gate at the side of the property, which is shared with number 8 Donich Park, access to a communal attached outhouse/store.

Rear gardens are accessed via a communal storage area, a timber personal gate provides access to private rear gardens which are laid to gravel and timber decking, all of which is low maintenance by design and bounded by post and rail timber fencing.

## Situation

9 Donich Park is a very pretty end of terrace cottage type property of white painted render finish with smooth render relief, all very neatly presented under a dark grey slate roof. The property is situated in a sought after location within Lochgoilhead with open countryside views in the heart of the village.

Lochgoilhead village is a short and gentle walk from the property and has a local shop which caters for everyday needs and requirements, supermarkets and further professional services are available at both Dunoon or Helensburgh, both about 30 miles by car.

Lochgoilhead has a local primary school, with secondary schooling found in both Dunoon and Helensburgh.

Glasgow is a further 54 miles and offers a full range of higher and further education services as well as all the cultural and professional services normally connected with a major city, as well as Glasgow Airport at 45.5 miles.

Arrochar (12.7 miles) has a main line rail station with services to and from Glasgow city centre as well a sleeper to London.

Located at the north end of the Argyll Forest Park and within the Loch Lomond & Trossachs National Park, the area surrounding 9 Donich Park offers much in the way of outdoor pursuits including cycling routes, challenging hill climbs, walks, many miles of forest tracks for horse riding and other outdoor pursuits.

The River Goil at Lochgoilhead has a good run of sea trout and salmon. Fishing permits can be acquired locally. Sea and loch fishing are also available in the area as well as a number of commercially run shoots and excellent stalking opportunities. Day permit red deer stalking is available from the Forestry Commission.



## Description

The house is perfect and well set up for those looking to enjoy a permanent home; Lochgoilhead is also a well-known west of Scotland holiday and short break destination and so 9 Donich Park also offers good scope as a second or income producing holiday home.

Outer front door with frosted privacy glass, contemporary integrated kitchen with informal breakfasting and dining bar, window to gardens, good sized under stair store, door to gardens. Formal sitting room with warming log burning stove, window to gardens.

Via a fitted carpeted staircase to first floor landing, bedroom 1 with window to gardens, access to attic space with access to property eaves, contemporary family bathroom with overhead shower and heated towel rail, bedroom 2 with cupboard and window to gardens, bedroom 3 (master) with triple fitted mirrored wardrobes, window to front with open countryside views.

## Gardens

9 Donich Park has well maintained gardens, predominately to lawn at the front of the property. A paved pathway provides access to the properties front door and wraps around the side to rear gardens. At the side gardens there is an area

to raised gravel which is ideal for alfresco sitting and dining, the front and side gardens are bounded by a post and rail fence, wire fencing and an assortment of mature bushes and trees, offering screening and privacy from the roadside. There is a personal gate at the side of the property which is shared with number 8 Dornich Park, access to a communal attached outhouse/store.

Rear gardens are accessed via a communal storage area, a timber personal gate provides access to private rear gardens which are laid to gravel and timber decking, all of which is low maintenance by design and bounded by post and rail timber fencing.

## Outbuildings

There is a shared outhouse structure (shared with number 8 Dornich Park) at the rear of the property, concrete floor, light and power, personal door access.

## Timber summer house.

## Parking

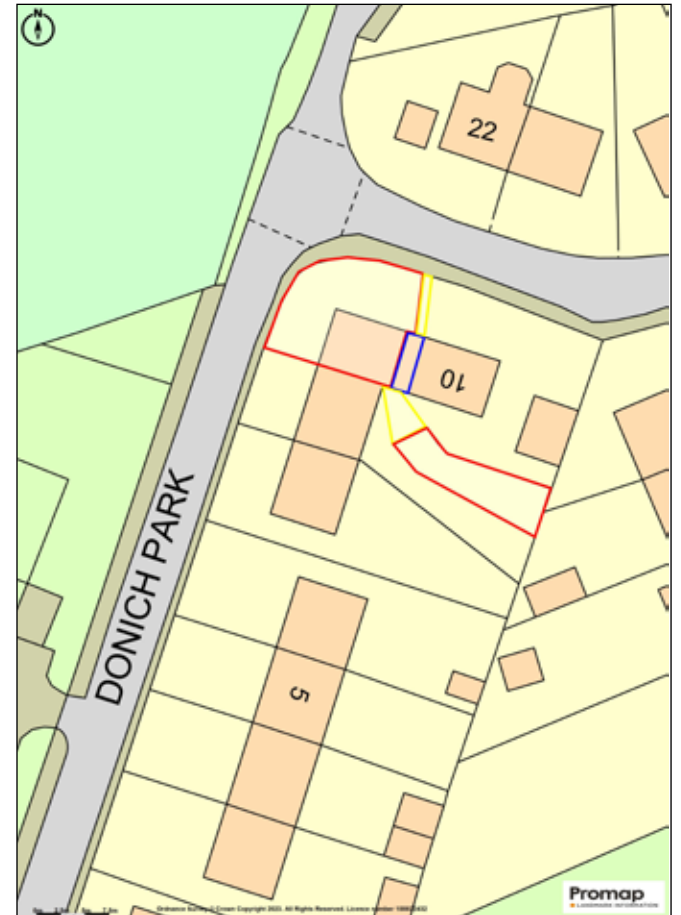
On street parking is available at the property.





## Floorplan and Site Location

### Donich Park



### Landplan

Red - In the ownership of 9 Donich Park.

Yellow - Shared with number 8.

Blue - Communal with number 8.

## Local Authorities

Argyll & Bute Council

Tel: 01546-602127

## Services

Main water supply, mains drainage, oil fired central heating assisted by the log burning stove, double glazing.

## Council Tax

9 Donich Park is in Band C, and the amount of council tax payable for 2022/2023 is £1252.23.

## Viewing

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

## Travel Directions

From the Erskine Bridge travel west on the A82 signposted to Dumbarton. Continue on the A82 through Dumbarton and along the west bank of Loch Lomond until reaching Tarbert. At Tarbert continue straight on onto the A83 continue on this road for a further 8 miles and as you get to the 'Rest and be Thankful' turn left following

## Possession

Vacant possession will be given on completion.

## 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 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



signs for Lochgoilhead on the B828. After reaching the head of the loch and the heart of Lochgoilhead village take the first left hand turn onto Hall Road, proceed due North on Hall Road until the road meets Donich Park and number 9 Donich Park on your 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

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 February 2023.

## 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**  
RESIDENTIAL

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