



Tigh na Rathaid

Otter Estate, Kilfinan, Loch Fyne

Derelict building situated within a sizeable plot on the beautiful Cowal peninsula

Development Opportunity

Superb panoramic views over Loch Fyne and the surrounding Countryside

Peaceful, rural location

Planning consent in principle

Services available for connection close by

Site extends to approximately 0.17h

Offers over £80,000

Situation

Tigh-na-Rathaid is situated on the Otter Estate, a 4,000 acre Scottish country estate and offers an exciting opportunity to develop or build a beautiful family, holiday or retirement home. Close to the hamlet of Kilfinan, in an area of outstanding natural beauty, but within easy reach of Glasgow, Kilfinan is located on the eastern side of Loch Fyne in Argyll, on the beautiful Cowal Peninsula in Argyll, Scotland. It is 8 miles (14 km) north-west of the village of Tighnabruaich, a small village offering Post Office, Convenience store and primary school. Glasgow is approximately two hours away, with Edinburgh only two and a half hours distant.

Nestling in the ancestral lands of the Clans Lamont, Lachlan and McEwan, peace, tranquillity, fresh air and natural surroundings, combine with the breath-taking scenery of this rural idyll. There are many places of historical interest to explore nearby including the remains of Ascog Castle, along with Kilfinan Church, the origins of which go back to the 13th Century. Within its vault, the well-preserved Kilfinan Stones can be found which date from the 9th Century.

Not far from Kilfinan are the Kyles of Bute, an internationally recognised area of outstanding natural beauty and well-known sailing destination. Tighnabruaich is another picturesque coastal village which is well worth a visit. Close by is the stunning Kilbride Bay with its sandy beach and views over to the mountains of Arran.

It's not surprising that in a location that is so much in touch with nature, activities such as fishing, shooting, bird watching, walking and cycling abound. It is the perfect destination for outdoor enthusiasts.

Less than one hour's drive away is Dunoon, The town has a wide range of shopping facilities, including supermarkets, along with bars, restaurants, hotels, leisure and cultural facilities, along with schools and medical facilities.

Directions

Kilfinan is within easy reach of the city of Glasgow. There are two ways to Kilfinan from Glasgow:

By ferry: There are two regular ferry services one for cars and one for foot passenger's across the Clyde from Gourock (half an hour on the M8 from Glasgow) to Dunoon. Kilfinan is approximately 30 miles from Dunoon, taking the B836 through Glen Lean and then the A8003 around the Kyles of Bute to Tighnabruaich.

By road: Cross the Clyde on the Erskine Bridge (3 miles from Glasgow airport) and take the A82 alongside Loch Lomond to Tarbet then over the "Rest and Be Thankful" (the A83) before turning left onto the A815, sign-posted Dunoon. At Strachur turn right onto the A886 and after 15 miles, just after the Clachan of Glendaruel, turn right again onto the A8003 to Tighnabruaich.

Continue on from Tighnabruaich through Kames, taking a right hand turn on to the B8000, then turning right at Millhouse (staying on the B8000). Eventually this road will take you to Kilfinan.

Description

Tigh-na-Rathaid is situated in a beautiful, secluded location on an elevated site with panoramic views across Loch Fyne and the surrounding countryside. Currently available with planning consent in principle and access to services close by, this project offers an exciting opportunity to build a permanent home, or alternatively a quiet holiday or retirement property.

The location of the site is shown on the plan attached and full copies of the planning consent and plans are available upon request from the sole selling agents.

Planning

Tigh-na-Rathaid, Kilfinan, PA21 2EP, Planning Permission in Principle was granted on 10th February 2014 (Ref. No. 14/00330/PPP) for the Re-development of the derelict cottage.

Services

Mains electricity is available for connection close by. Private water supply. Drainage will be to a septic tank.

Postcode

PA21 2EP

Closing date

A closing date may be set for the receipt of offers. Interested parties should note their interest in the property.

Entry

Entry will be by mutual agreement.

Viewing

Viewing is strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of staff of Bell Ingram in order to avoid a wasted journey.

Travel Arrangements

Ferries

Caledonian MacBrayne	www.calmac.co.uk	01475 650100
Western Ferries	www.western-ferries.co.uk	01369 704452

Particulars and photographs July 2014



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