

Galbraith

**CRAIG VILLA**  
DALMALLY, ARGYLL AND BUTE

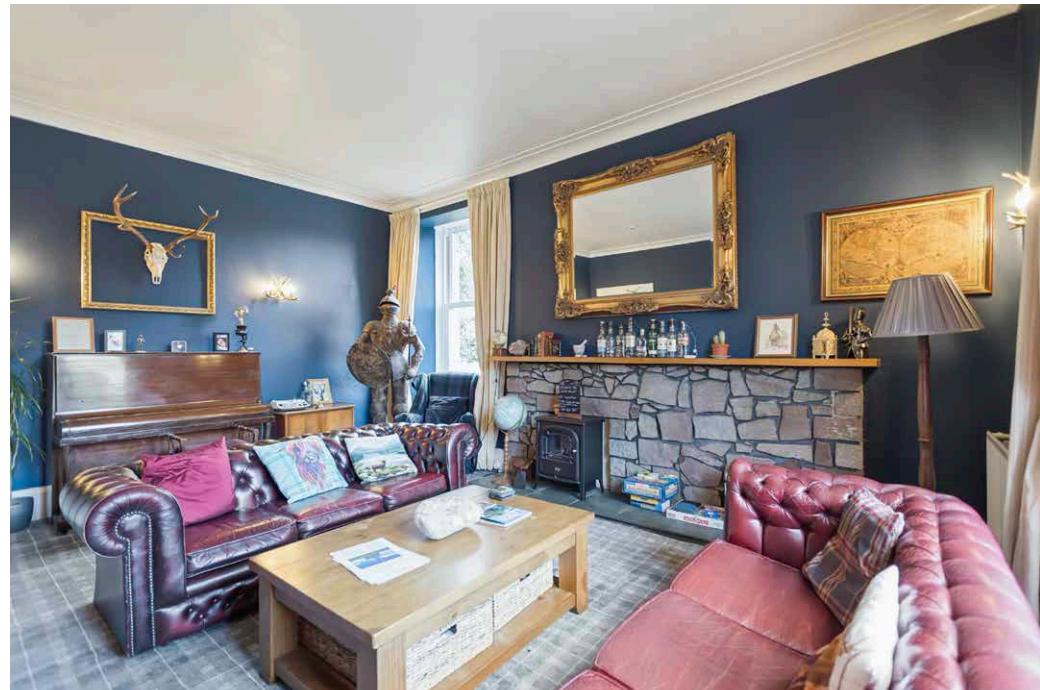


# CRAIG VILLA, DALMALLY, ARGYLL AND BUTE

Detached guest house with large gardens and shepherd's hut

Oban 24 miles ■ Glencoe 41 miles ■ Glasgow 73 miles

- 4 reception rooms, 10 bedrooms, 8 bathrooms
- Fantastic opportunity to continue a popular guesthouse
- Large flexible accommodation across two levels
- Perfect location for the west coast and highlands
- Excellent transport links with train station and road networks



## Galbraith

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OnTheMarket



#### SITUATION

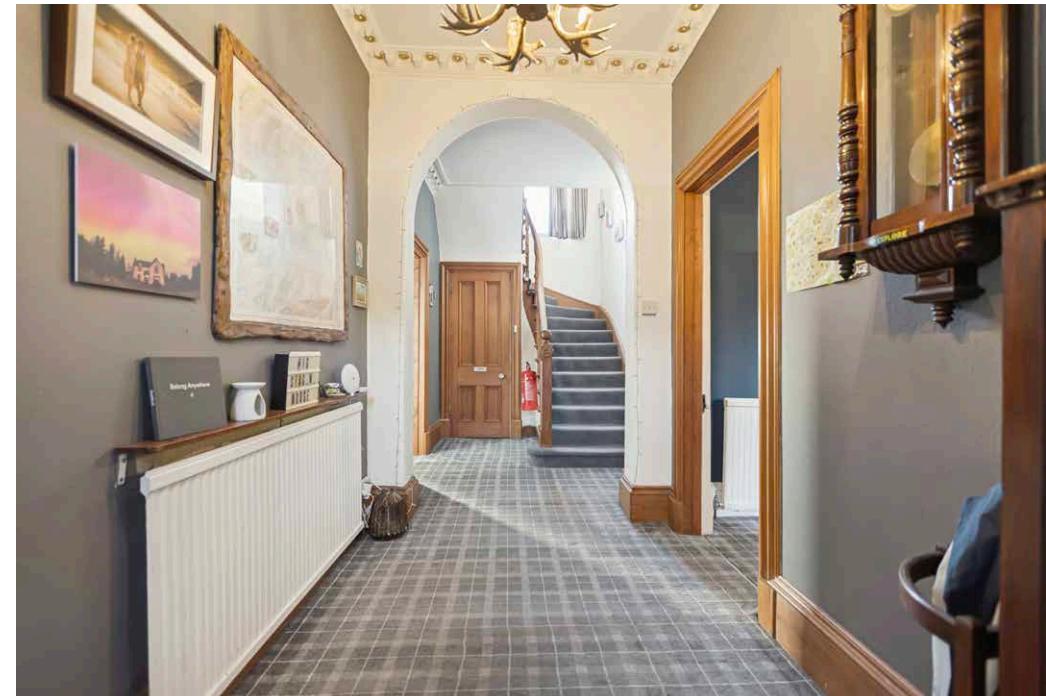
Craig Villa lies in the village of Dalmally in the county of Argyll and Bute. Dalmally is a pretty village near Kilchurn Castle on the A85, the main route to Oban and the West Coast. The village has a great range of local amenities including a village shop, surgery, pharmacy, community centre and primary school. Dalmally also has great transport links with a train station offering regular west highland line services to Oban and Glasgow.

The popular town of Oban is only 35 minutes drive and provides a superb range of facilities including supermarkets, local and national retailers, cafes and restaurants and primary and secondary schooling. Oban also provides ferry services to the Hebrides. Tyndrum can be reached in just 15 minutes and Glencoe in 45 minutes. The centre of Glasgow is easily reached in approximately 1 hour 45 minutes drive with its excellent city amenities and international airport.

Craig Villa is ideally located to make the most that the highlands of Scotland and the stunning west coast have to offer. For hikers there is a superb network of paths locally, the West Highland Way nearby and no less than 9 Munros within 10 miles of the property. There is also a good network of cycle tracks and paths for mountain biking. Water sports can be enjoyed locally in Oban and skiing is available at the well-regarded Glencoe Mountain Resort.

#### DESCRIPTION

This striking country house sits between Ben Lui and Ben Cruachan. The property has been extensively renovated over the years and now comprises modern comfortable accommodation across two levels.



Constructed of stone and brick under a pitched slate roof, there is a wonderful blend of traditional period features which combine well with modern comforts. The property is entered through an entrance vestibule to a reception hall. The principal reception rooms found on the ground floor continue in a similar vein with plain cornicing, exquisite fireplace, large windows and wooden flooring.

A spacious kitchen with oak cabinetry underneath a work surface provides a contemporary edge which complements the rangemaster.

The modern elements are displayed to great effect through owner accommodation side of the property giving privacy while hosting guests. The owners accommodation comprises large family room with log burner, four bedrooms, and a bathroom.

The guest bedrooms are split over the ground and first floors. Two bedrooms, an ensuite and WC on the ground floor provide great guest accommodation. The principal bedrooms are found on the first floor including four ensuite bedrooms, and a bathroom.

#### ACCOMMODATION

**Ground Floor:** Porch, Entrance Hall, Living Room, Dining Room, Bedroom, Bedroom, Ensuite, WC, Kitchen, Breakfast Area, Utility, Bathroom, Bedroom, Bedroom, Bedroom, Family Room

**First Floor:** Bedroom, Ensuite, Bedroom, Ensuite, Bedroom, Ensuite, Bathroom, Bedroom, Ensuite, Bedroom, Bedroom.

## GARDEN

Well kept gardens surround Craig Villa, offering several different areas to enjoy at different times of the day. The current owners recently installed a log fired hot tub for guests to enjoy. The garden is mainly laid to lawn with a large gravel driveway offering ample parking.

## SHEPHERDS HUT

The Shepherds Hut is another recent addition allowing for an additional source of income, fitted with a kitchenette, dining table, bed, and shower room.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band D	E53	FTTC	YES

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## POST CODE

PA33 1AX

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/picked.noble.landlady>



## LOCAL AUTHORITY

Argyll and Bute Council  
Kilmory  
Lochgilphead  
Argyll  
PA31 8RT

## FIXTURES AND FITTINGS

An extensive list of furniture, fixtures, and fittings is available from the selling agents.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## HEALTH & SAFETY

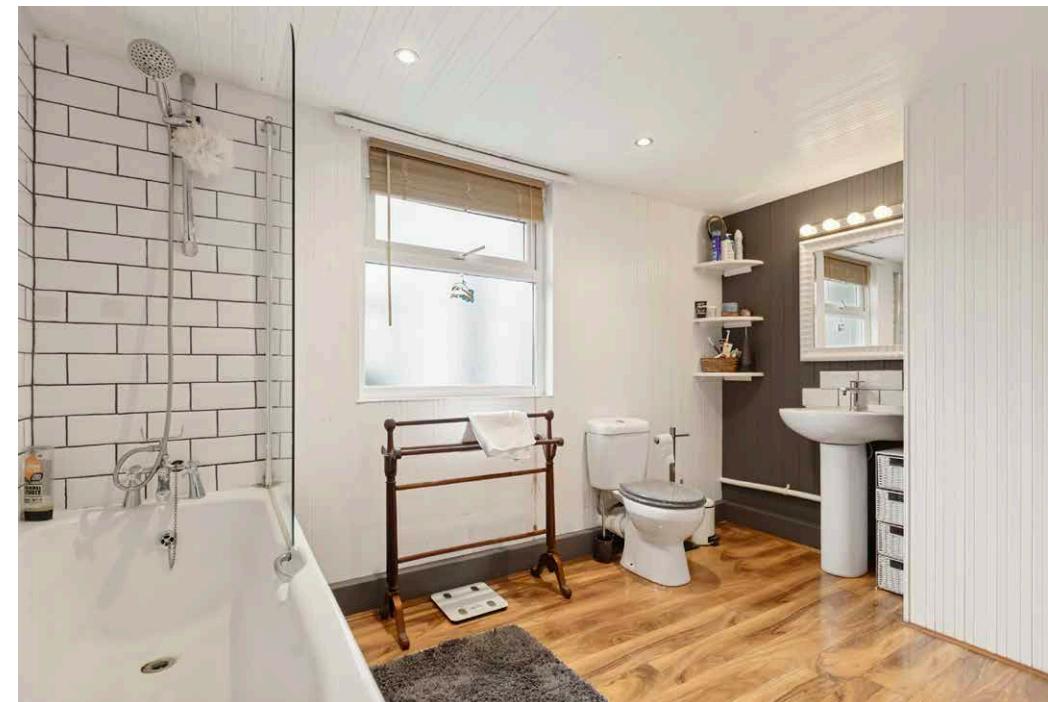
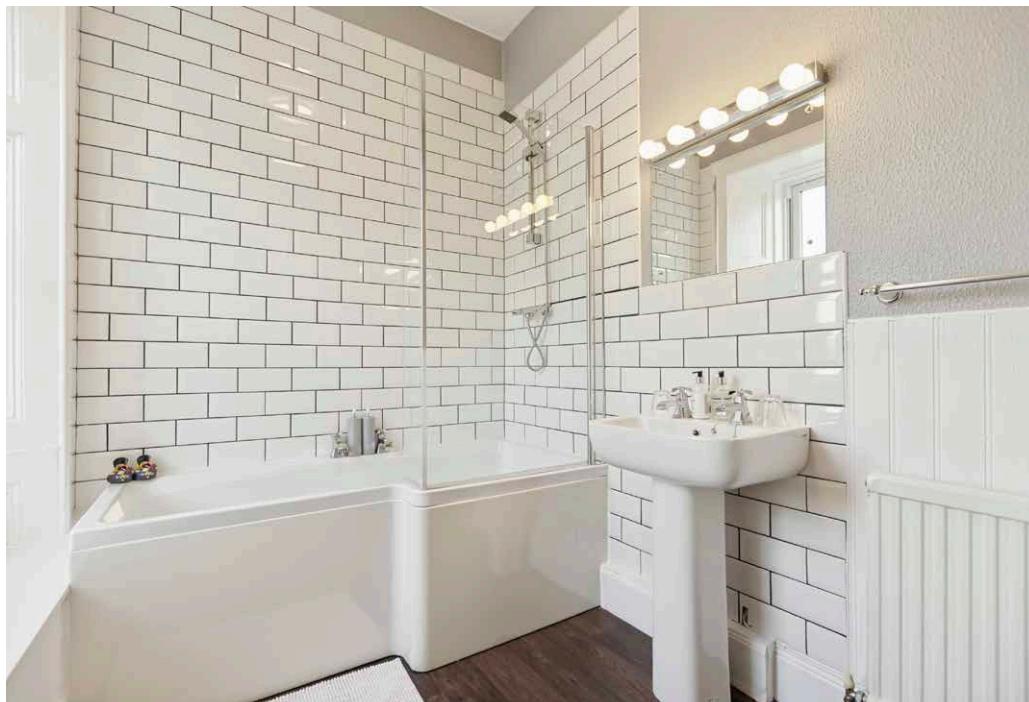
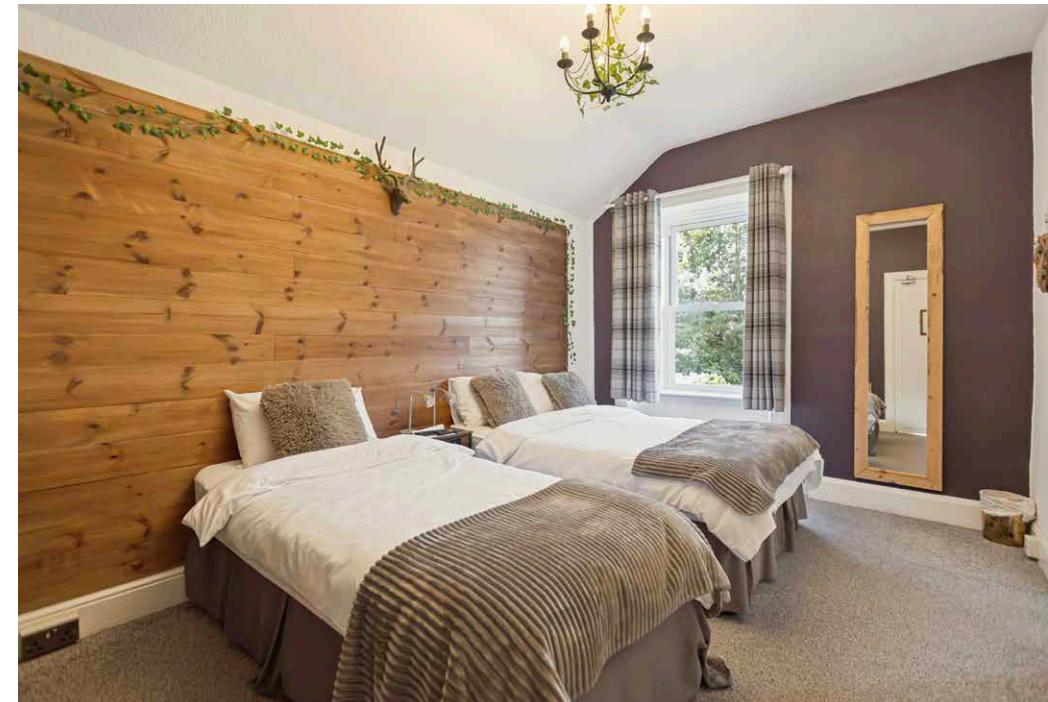
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser

to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2025.







**TOTAL: 3720 sq. ft, 345 m<sup>2</sup>**

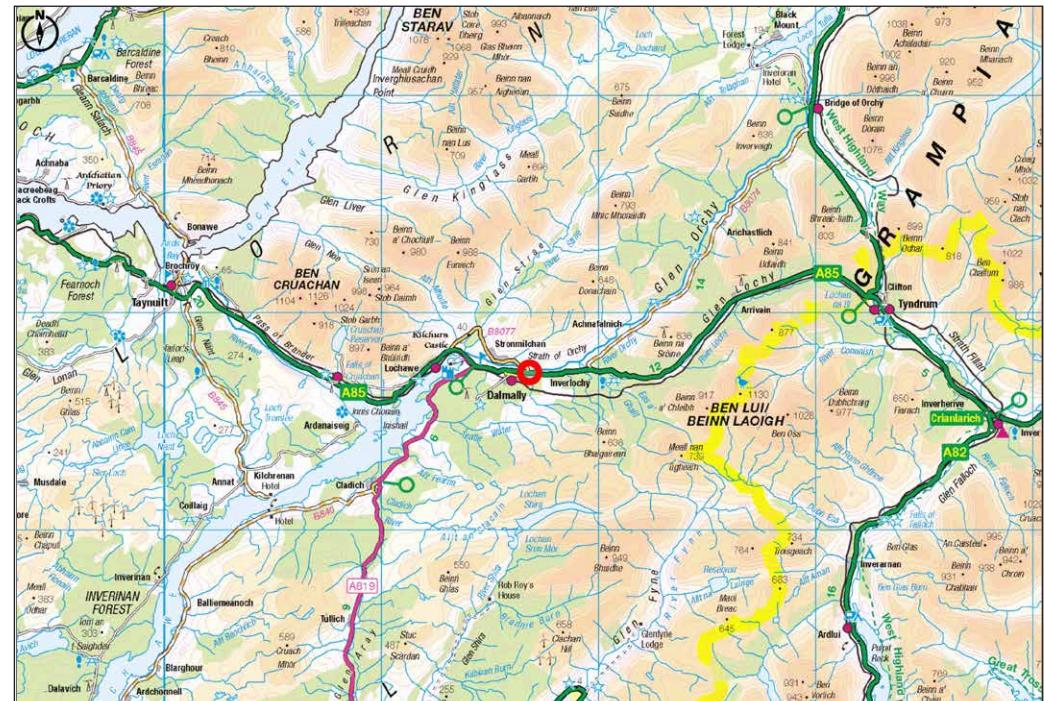
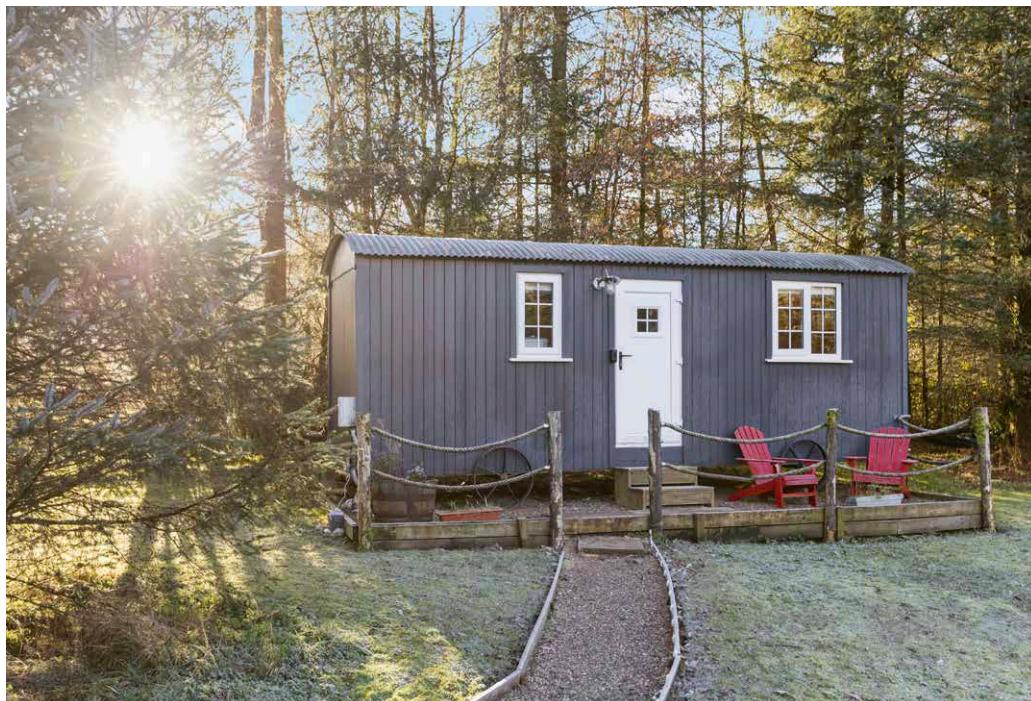
1ST FLOOR: 2437 sq. ft, 226 m<sup>2</sup>, 2ND FLOOR: 1283 sq. ft, 119 m<sup>2</sup>

EXCLUDED AREAS: FIREPLACE: 26 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 59 sq. ft, 6 m<sup>2</sup>, "": 43 sq. ft, 4 m<sup>2</sup>,  
WALLS: 242 sq. ft, 22 m<sup>2</sup>

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All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>







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