



1 ACHNABA TOWN HOUSE

ACHNABA, LOCHGILPHEAD, ARGYLL AND BUTE

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Newly renovated apartment in a scenic location within rural Argyll

Kilmory 3 miles ■ Lochgilphead 4.3 miles ■ Oban 23.6 miles

- 2 reception rooms. 5 bedrooms
- Bright and spacious home
- Modern fixtures and fittings
- Situated in a beautiful setting with stunning views over Loch Fyne



Galbraith

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SITUATION

1 Achnaba Townhouse occupies a delightful position by Loch Fyne and overlooking Glas Eilean. It lies just to the east of Lochgilphead.

Lochgilphead, that has a wide range of shopping and commercial facilities including an excellent hospital and secondary school, both within easy reach by car. Glasgow Airport is a 2 - 2 ½ hour drive away and offers regular flights to many UK, European and North American destinations. Argyll is one of Scotland's most beautiful counties. It is renowned for its superb sailing waters, spectacular landscapes and rich history. Outdoor leisure pursuits available locally include sailing, hill walking, sea angling and salmon fishing, deer stalking and golf. Moorings are available to rent on Loch Sween.

The area has an abundance of wildlife both on land and at sea. Popular local attractions include a fascinating beaver trail close to the property.

DESCRIPTION

Number 1 Achnaba is an excellent duplex townhouse circa 2,421 square feet (225 square metres) with five bedrooms at Ground, Lower Ground and First floor levels. At ground level, there is a lovely entrance hallway with large storage cupboard which also houses the heating tank, a superb lounge with feature fireplace and southerly views, a large, fitted dining kitchen, and modern shower room/WC, and a large bedroom with built in cupboard. At lower ground level, there is an additional WC and bedroom with private rear entrance. At first floor level are three further double bedrooms all with built in storage. The master bedroom benefits from an en-suite shower room. There is also a family bathroom and additional cupboard on the first-floor landing. Overall, the property benefits from full re-wiring, expert joinery, new cornice work, new glazing, new heating system, manicured grounds and private residents parking.

ACCOMMODATION

Lower Ground Level: Bedroom 1 and W/C

Ground Floor: Entrance hallway, sitting room, kitchen/dining room, shower room and W/C, bedroom 2.

First Floor: Bedroom 2, bedroom 3, bedroom 4

GARDEN (AND GROUNDS)

The grounds are well kept, entered via a sweeping gravel drive, with ample parking, and large communal lawns, mature trees, and access onto the water.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains	Mains	Freehold	Air Source	Band tbc	B85

FLOOD RISK

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

POST CODE

PA31 8RY

WHAT3WORDS

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

SOLICITORS

Jane Macleod Solicitors, The Rhinns, Achnaba, Lochgilphead, PA31 8RY

LOCAL AUTHORITY

Argyll and Bute Council

Kilmory

Lochgilphead

Argyll

PA31 8RT

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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.

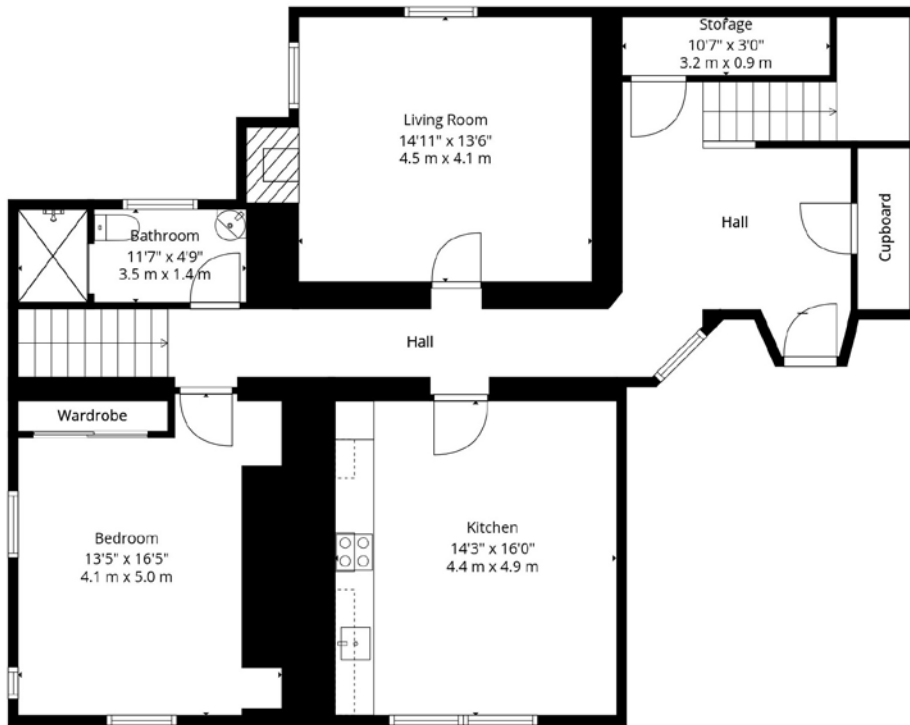
HEALTH & SAFETY

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.

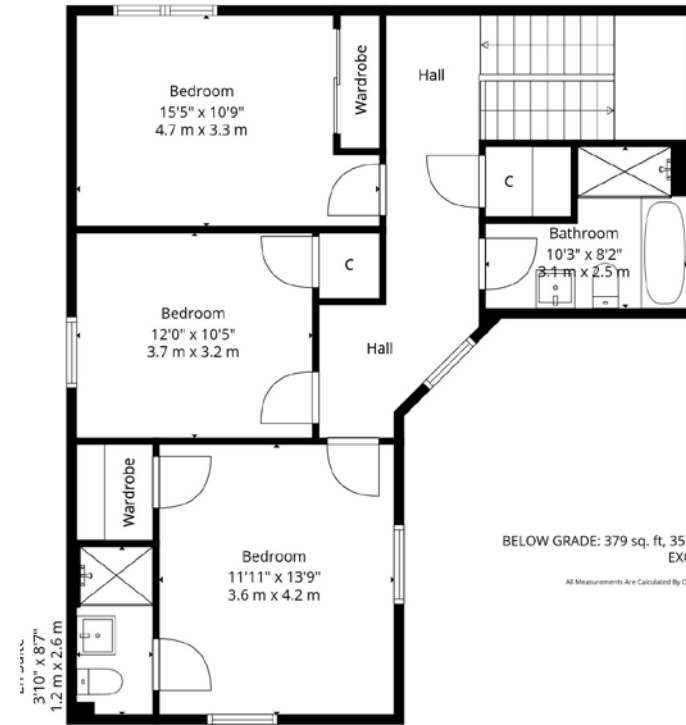
IMPORTANT NOTES

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.





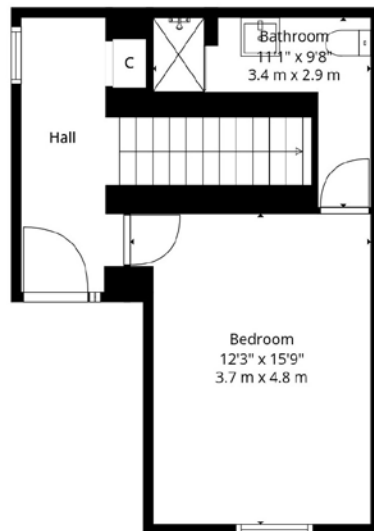
1st Floor



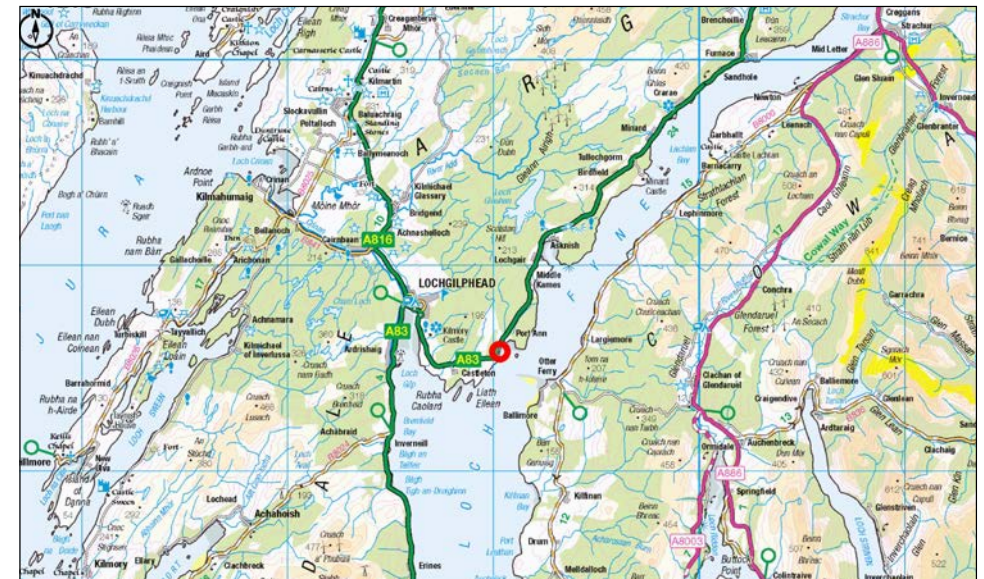
2nd Floor

TOTAL: 2383 sq. ft, 221 m²
 BELOW GRADE: 379 sq. ft, 35 m², 1ST FLOOR: 1194 sq. ft, 111 m², 2ND FLOOR: 810 sq. ft, 75 m²
 EXCLUDED AREAS: WALLS: 186 sq. ft, 18 m²

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



Basement







Galbraith