





# Bydand

Kames Wharf, Kames, Tighnabruich, Argyll PA21 2AD



A deceptively spacious contemporary house on the Kames shoreline overlooking the Kyles of Bute.

Completed in 2010 and offering accommodation of over 330m<sup>2</sup> (3550 ft<sup>2</sup>) including large Garage/Workshop.

Ground Floor: Entrance Hall, open plan Breakfasting Kitchen/Living Room, Sitting Room, Utility Room, Cloakroom, Master Bedroom with Dressing Area and en-suite, Bedroom Suite 2, Bedroom Suite 3.

Lower Ground Floor: Large Lounge with solid fuel stove, Bedroom 4 with en-suite, Garage/Workshop. Note: The lower ground floor could in whole or in part be adapted to form a self-contained apartment.

Railed balconies and areas of decking. Enclosed gardens.  
Attractive views over the Kyles of Bute.  
Extensive car parking and turning areas.



### Situation

Bydand is situated in Kames Village adjacent to the original Kames Wharf and a short distance from both the Kames Hotel and the Village Store. Bydand occupies a sloping plot running down to the water's edge at the high water mark and is neighboured by similar residential properties.

Tighnabruaich and the neighbouring village of Kames are both delightful communities set amongst some of Scotland's most attractive coastal landscapes – the locality is often known as Argyll's Secret Coast - [www.argyllsecretcoast.co.uk](http://www.argyllsecretcoast.co.uk) The two villages provide a wide range of services and amenities including a number of Hotels, a Primary School in Tighnabruaich, Doctor's Surgery, Post Office; Fire, Police and Lifeboat Stations, a Petrol Station and a good range of local shops including mini Supermarkets and Art Gallery. A Mobile Cinema and Mobile Library also visit regularly.

Tighnabruaich is home to Kyles Athletic, one of Scotland's leading Shinty Clubs and there is also a nine-hole Golf Course at Kames.

At nearby Portavadie, a substantial modern Marina Complex has been developed in recent years with a wide array of facilities ([www.portavadiemarina.com](http://www.portavadiemarina.com)) and there are also regular ferry sailings from Portavadie to Tarbert on the Kintyre Peninsula. From Tarbert the championship links of Machrihanish Golf Course alongside the neighbouring Machrihanish Dunes Golf Course are within about 45 minutes' drive. Other attractions such as the Isle of Gigha and the extensive coastline of Kintyre are also opened up.

Tighnabruaich is also home to the Kyles of Bute Sailing Club as well as the Tighnabruaich Sailing School and the coastal waters around the Kyles of Bute, Loch Fyne and the Firth of Clyde offer some of Scotland's finest scenery. From Ardrishaig on Loch Fyne the Crinan Canal provides a short cut to the Atlantic Waters at Crinan.

The surrounding countryside also offers a wealth of outdoor recreational opportunities for both country sportsmen and non-sportsmen alike. The countryside and coastal waters provide ample interest for the naturalist and ornithologist and the local waters are also home to the likes of seals, dolphins, porpoises and basking sharks.

Glasgow is about one and a half hours drive by road as an alternative to the road links via Loch Lomond and Rest and be Thankful Tighnabruaich can be reached via the ferry from Gourock to Dunoon and thereafter by road.

### General Description

Bydand was completed in October 2010 and built by the sellers. The house is situated close to the water's edge and looks on to Kames Wharf and the waters of the Kyles of Bute with Bute to the east.

Bydand occupies a sloping site with accommodation arranged over ground and lower ground floors and largely enclosed by an extensive gravelled driveway.

The accommodation extends to over 330m<sup>2</sup> (3550 ft<sup>2</sup>) in all (including garage) and is uniformly spacious with excellent natural lighting. Many of the windows are orientated to provide views over the Kyles of Bute and the house has been cleverly designed to incorporate two enclosed balconies with access from the Breakfasting Kitchen/Living area, the Sitting room, the Master Bedroom Suite and with decking also accessed from the kitchen and a sheltered, covered terrace at lower ground floor level.

Bydand is approached from the lane that runs alongside the grounds of the neighbouring Kames Cottage and the driveway spans out in its approach to the front door to provide extensive car parking and turning area with a further drive leading down to the garage/workshop at the lower level which forms a sunny and sheltered back yard with direct access onto the foreshore. There is also the benefit of a disabled access ramp if required to provide an access to the front door with an area of adjacent decking.

The front door opens into a spacious entrance hall with utility room and WC off and stairs leading to the lower ground floor. The entrance hall merges into the large 'L' shaped breakfasting kitchen/living area which forms the core of the ground floor accommodation. From here a doorway opens onto decking to the rear of the house and there is a further door from the dining area to the rear balcony overlooking the Kyles of Bute.

From the living area there is access to the sitting room (currently used as a study) with further views and door to a second railed balcony and connecting door to the master bedroom suite. The ground floor features extensive oak flooring and the heavily insulated accommodation is heated by a combination of electric heaters and a substantial solid fuel stove situated at lower ground floor level which percolates heat throughout the house.

From the entrance hall a bedroom passage leads to the three bedrooms, all of which are en-suite and the master bedroom again affords wonderful views over the Kyles of Bute as well as access to the railed balcony. The master bedroom suite extends to over 400 ft<sup>2</sup> in all.

At lower ground floor level a substantial Lounge with glazed doors to outside provide an additional living space/entertainment area benefiting from surprisingly high ceilings. An adjoining spacious bedroom suite completed the living accommodation which has been designed to allow for adaptation to form a self-contained flat or annexe.

A door from the sitting room leads to a covered terrace with clothes pulley and further door to the large garage/workshop.

The gardens and grounds at Bydand provide a generous setting for the dwelling.

In more detail the accommodation can be described as follows:

**Entrance Hall (S)** 4.36m x 2.28m (14'4" x 7'6"). Ceiling coving. Feature inset glass bricks providing natural light to neighbouring bedroom passage. Electric storage heater. Open doorway leading to bedroom passage and stairs to lower ground floor.

**Inner Hall** 3.89m x 3.34m (12'9" x 10'11"). Ceiling coving. Oak flooring. Stairs to lower ground floor. Electric heater. Airing cupboard with insulated hot water tank.

**Kitchen/Living Room (S & E)** 5.62m x 3.42m (18'5" x 11'3") and 3.89m x 3.48m (12'9" x 11'5"). Oak flooring to living area. Glazed door to enclosed balcony. Ceiling coving. Further glazed doors to decking to rear. A range of fitted floor and wall mounted kitchen units incorporating one and a half bowl stainless steel sink and drainer, tiled splashbacks and plumbing for dishwasher. Expelair.

**Sitting Room (S & E)** 4.25m x 3.5m (13'11" x 11'6"). Ceiling coving. Generous glazing to both aspects. Door to raised balcony.

**Utility Room (W)** 2.86m x 2.32m (9'5" x 7'7") (max sizes). Tiled floor. Fitted shelves. Plumbing for washing machine. Electric heated towel rail.

**Cloakroom (S)** 2.31m x 1.34m (7'7" x 4'5"). Tiled floor. Wash hand basin. WC. Heated towel rail. Vanity mirror.

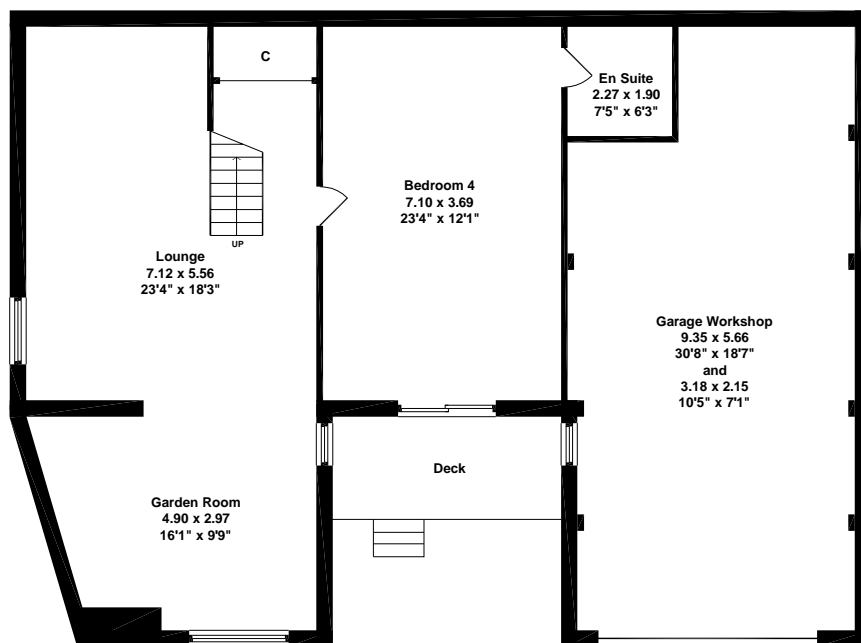
**Bedroom Passage.** Oak flooring. Ceiling coving. Hatch to roof void and doors to:

**Bedroom 1 (E)** 3.73m x 3.14m (12'3" x 10'4"). Views over the Carse of Bute. Ceiling coving. Electric heater. Large recessed wardrobe.

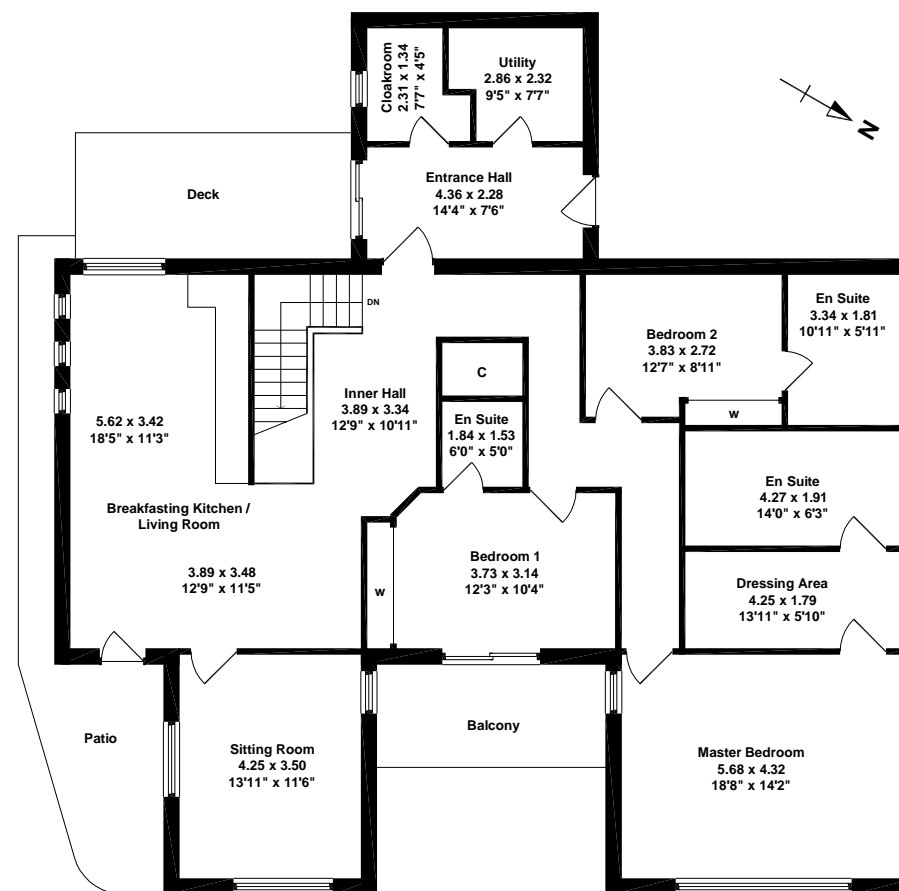


**Bydand  
Kames Wharf, Kames  
Tighnabraich, PA21 2AD**

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**Lower Ground Floor**



**Ground Floor**

En-suite Shower Room 1.84m x 1.53m (6' x 5'). Tiled shower cabinet. Wash hand basin. WC. Tiled floor and dado. Electric heated towel rail. Expelair. Vanity mirror.

Bedroom 2 (W) 3.83m x 2.72m (12'7" x 8'11"). Ceiling coving. Recessed wardrobe. Electric heater.

En-suite Shower Room (N) 3.34m x 1.81m (10'11" x 5'11"). Tiled shower cabinet. Wash hand basin. WC. Electric heated towel rail. Tiled flooring and dado.

Master Bedroom (E) 5.68m x 4.32m (18'8" x 14'2"). Extensive glazing. Ceiling coving. Electric heater. Door to raised balcony with views over the Carse of Bute.

Dressing Area 4.25m x 1.79m (13'11" x 5'10").

En-suite Bathroom (N) 4.27m x 1.91m (14' x 6'3"). Tiled shower cabinet with electric shower. Bath with hand held shower attachment. Wash hand basin. WC. Bidet. Expelair. Electric heated towel rail. Vanity mirror.

Balcony from Master Bedroom Suite and Sitting Room 3.77m x 2.63m (12'4" x 11'11").

**LOWER GROUND FLOOR**

Lounge (S) 7.12m x 5.56m (23'4" x 18'3") (max sizes) to include stairs. Fitted shelving. Storage heater. Scan 644 solid fuel stove with soapstone cladding.

Garden Room (E) 4.9m x 2.97m (16'1" x 13') (average sizes). Door to outside. Irregular shape. Ceiling coving. Door to decking with further door to garage/workshop.

Bedroom 4 (E) 7.1m x 3.69m (23'3" x 12'1"). Glazed doors to decking. Recessed shelving. Ceiling coving. Electric storage heater.

En-suite Shower Room 2.27m x 1.9m (7'6" x 6'3"). Tiled shower cabinet. Wash hand basin. WC. Electric heated towel rail. Expelair.

Garage/Workshop 9.35m x 5.66m (30'8" x 18'3") and 3.18m x 2.15m (10'5" x 7'1"). Concrete floor. Electric light and power. Double doors to outside.

**GARDENS AND GROUNDS**

The garden and grounds at Bydand are currently predominately laid to gravel with landscaped boundaries and enclosed fencing. There are a number of trees and shrubs providing shelter and landscaping, notably to the west and north. There is extensive gravelled car parking and turning as well as driveway areas and the generous extent of the Bydand plot will allow additional garden areas to be developed if desired.

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PA21 2AD. NB: This postcode takes you to the nearby Kames Hotel, a short distance to the south.

### Directions

From Glasgow head up Loch Lomondside and continue heading towards Kintyre on the A83. After Rest and be Thankful turn left on to the A815 signposted to Strachur and continue southwards following the signs for Tighnabruaich. Upon reaching Tighnabruaich continue through the village towards Kames. Just prior to reaching Duncan's Village Store, look for the lane on the left hand side. Continue down the lane, past the Kames Cottage entrance and the driveway to Bydand is on your right hand side.

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price.

### Local and Other Authorities

Argyll & Bute Council  
Kilmory  
Lochgilphead  
Argyll  
PA31 8RT  
Tel: 01546 605 522

### Burdens:

Council Tax Band G.

### EPC Rating

D66

### Services

Mains electricity. Mains water. Private drainage to shared septic tank. Electric heating. Telephone.

### Solicitors

McLean & Stewart  
51-53 High Street  
Dunblane  
FK15 0EG  
Contact: Gemma Baillie

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not

referred to above.

### Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

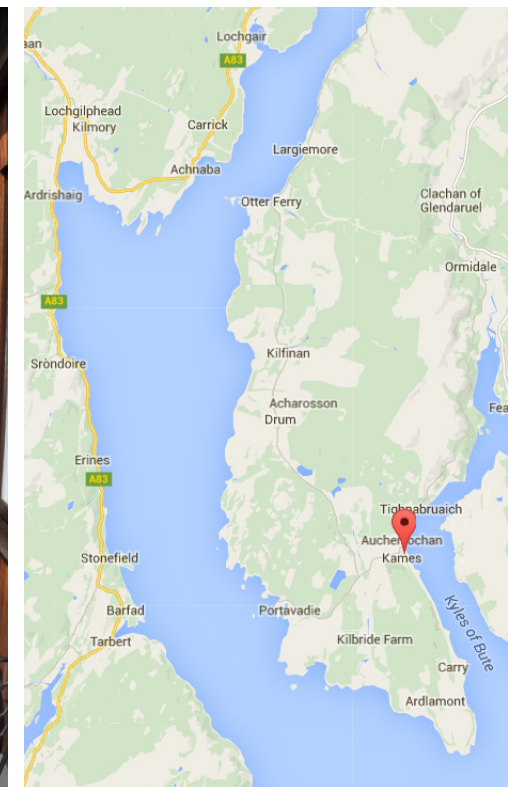
### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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