



The Briny, Tayinloan, Tarbert, Argyll & Bute  
[www.robbsresidential.com](http://www.robbsresidential.com)







# The Briny

Tayinloan, Tarbert,  
Argyll & Bute, PA29 6XG

Tarbert 14 miles Campbeltown 22 miles Lochgilphead 26 miles  
Glasgow 113 miles.

A well-built deceptively spacious detached house completed in 2019 in a fine coastal setting with unobstructed views over The Sound of Gigha.

## Ground Floor:

Entrance vestibule, entrance reception hallway, under stairs stores, open plan sitting and dining room, open arch to breakfasting/informal dining kitchen, utility room, ground floor shower room, ground floor bedroom 1.

## First Floor:

Staircase to first floor upper hallway, double fronted fitted linen store, bedroom 2, bedroom 3, principal bathroom. .

## Outbuildings:

Box profile steel garden shed/workshop/store on a concrete base with light and power.

## Gardens:

Driveway from the A83 to twin leaf 5 bar county gates and to gravel surfaced driveway, turning and vehicle hardstanding areas. The front gardens are laid mainly to grass with wilded sections, mixed shrubs and ground cover plants. The gardens are bounded by post and wire fencing, and a willow screen has been planted to the western boundary with the A83. Flagstone pathway bounds the house and at the rear is a small, sheltered patio. The grass areas continue around the side and to the rear of the house to meet with the exposed rocky outcrops.

About 0.916 acres

## Situation

The Briny is situated on the west coast of the Kintyre peninsula in a fine coastal position with wonderful westerly views over the adjacent Sound of Gigha towards the island of Gigha itself.

The Briny is just off the A83 which is the main coastal road which connects Tarbert in the north and Campbeltown in the south.

From its immediate coastal setting there are unobstructed sea views across the sound of Gigha to the top of Northern Ireland, the islands of Gigha, Islay and Jura. The Kintyre peninsula benefits from the mild climates created by the Gulf Stream and the western coast of Kintyre has a number of beautiful unspoilt beaches, many of which are virtually on the doorstep of The Briny.

Muasdale is a lovely coastal hamlet about 8 miles to the south where there is a local store which caters for everyday needs and requirements.

The town of Campbeltown is 14 miles further south and has two supermarkets, a full range of shops and professional services, a secondary school, an A&E hospital, leisure facilities (including a modern swimming pool) and a cinema.

From Kennacraig (9 miles to the north) there are ferry links to Islay & Jura. From Tarbert there are ferry links to Portavadie on Cowal which gives access to an alternative route to Glasgow via Dunoon and Gourrock. In addition, from the eastern side of the peninsula, there is also a short ferry crossing from Claonaig to Lochranza on the island of Arran.

The ferry to beautiful Gigha from Tayinloan is about 5 miles to the south of the property.

For sporting/outdoor enthusiasts, the links course of Machrihanish is of international acclaim and attracts many visitors. An additional 18-hole golf course known as the Machrihanish Dunes Golf Club attracts positive acclaim from the golfing community. Tarbert has a challenging 18-hole course and there are 9-hole courses in Carradale and on the island of Gigha. The 18-hole Dunvaverty Golf Course is at Southend and the 13.6 mile golden beach of Machrihanish Bay is well known for windsurfing and surf canoeing.

World class sailing is available with access to either Loch Fyne at Tarbert or the west coast and the Inner Hebrides from West Loch Tarbert. The Crinan Canal also connects Loch Fyne at Ardrishaig with Loch Crinan and on to Mull and the Hebrides.

Productive sea fishing from shore and boat is available locally and there are trout and salmon opportunities by permit in surrounding rivers and hill lochs.

The countryside is a delight in which to walk or cycle with nearby access to 90-mile circular Kintyre Way, and there is no shortage of scenic routes and places of archaeological and historical interest to visit.



## Description

The Briny is a well-built, and deceptively spacious detached contemporary house set amid generous coastal gardens and grounds. The accommodation is well presented and laid out over two light and bright and easily managed levels. A recently installed velux window at the first floor upper hallway floods natural light onto both upper and lower hallways.

The house is of quartz stone render finish over a smooth render base course and all under a tiled roof with low maintenance UPVC soffits and rainwater goods. Throughout the house there is good use of timber and glass doors as well as durable timber effect laminate flooring, there is an emphasis on spacious living accommodation and the front facing rooms benefit from wonderful views out across the sound of Gigha to the islands of Gigha, Jura and Islay. The house is set amid generous level gardens with a backdrop of exposed natural rocky outcrops and trees.

### Ground Floor

Outer door to entrance vestibule, full drop glazed door to broad entrance reception hallway with useful under stairs stores, twin leaf full drop glazed doors to expansive open plan sitting and dining room with three panel front facing windows and twin leaf French doors to side gardens, a warming Charnwood 6.7Kw multi fuels stove is inset on a slated hearth, open arch to fitted breakfasting/informal dining kitchen, a double fronted store houses the underfloor central heating tails, buffer tank and electrical switchgear. Full drop glass door to utility room with twin leaf French doors to rear gardens, ground floor shower room with double glass enclosure and wet wall splashback. Ground floor bedroom 1 with front facing windows and triple mirror fronted fitted wardrobes.



### First Floor

Limed oak distressed finish staircase to first floor upper hallway with newly installed velux window formation, double fronted fitted linen store, bedroom 2 with velux window to front, bedroom 3 with velux window to front and access to long term attic stores, principal bathroom with 3-piece suite, free standing bath, vanity set wash hand basin and copper finish upright radiator/towel rail.

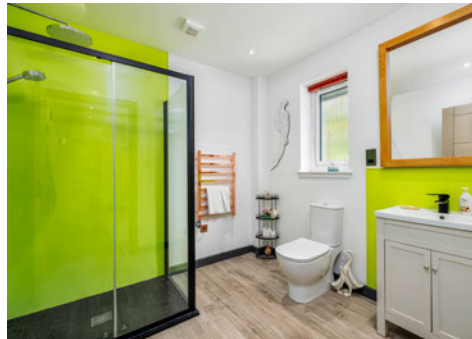
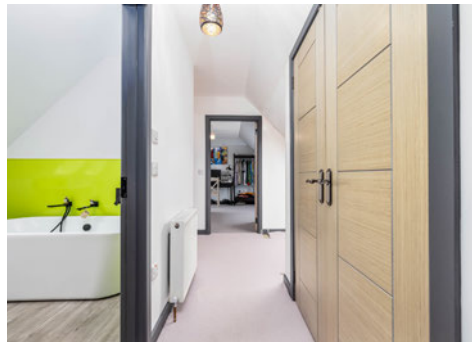
### Outbuildings

Box profile steel garden shed/workshop/store on a concrete base with light and power.

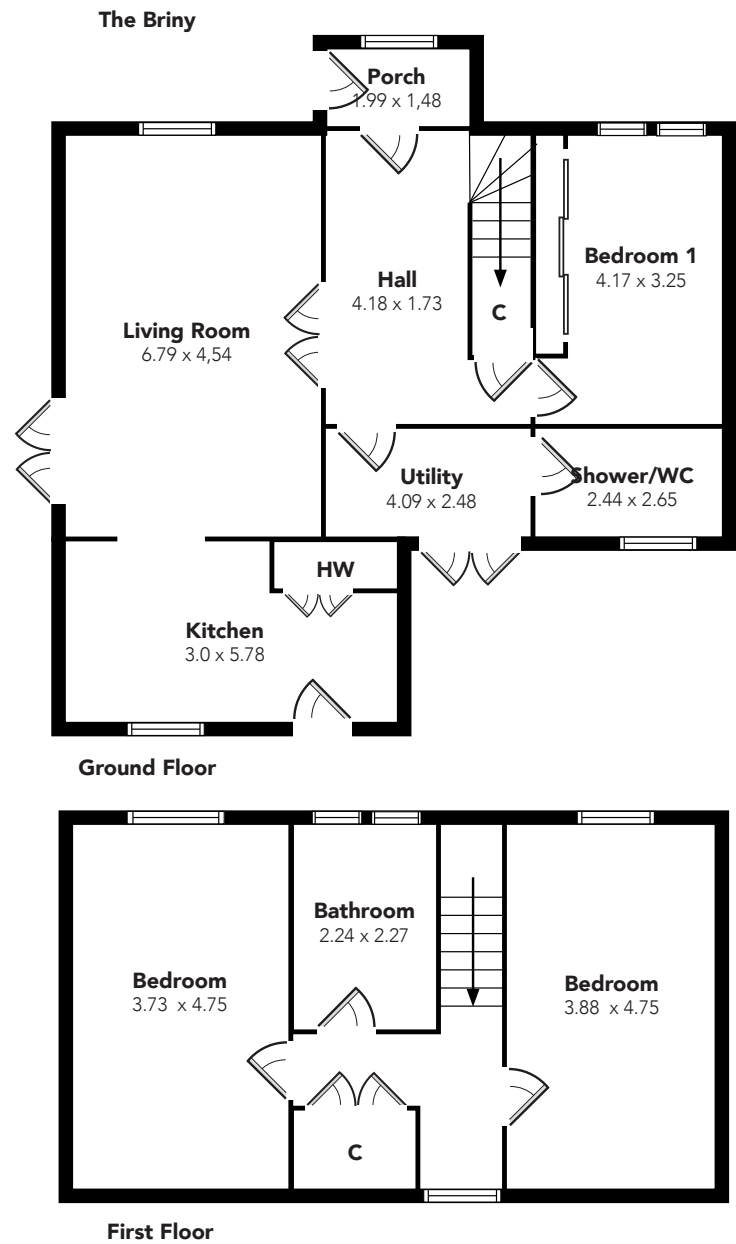
### Gardens

Access driveway from the A83 leading to twin leaf 5 bar county gates and to gravel surfaced driveway, turning and vehicle hardstanding areas. The front gardens are mainly to grass with wilded sections and mixed shrubs and ground cover plants. The gardens are bounded by post and wire fencing, and a willow screen has been planted to the western boundary with the A83. A flagstone pathway bounds the house and at the rear is a small, sheltered patio. The grass areas continue around the side and to the rear of the house to meet with the exposed rocky outcrops and return to the front gardens and driveway.





Floorplan and Site Location



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

## Local Authorities

Argyll & Bute Council

Tel: 01546 602127.

## Services

Private UV lamped and micro filtered water supply from onsite 70m bore, drainage is by private septic tank, triple glazing to ground floor, double glazing to first floor, air source heat pump heating to wet coil underfloor at ground floor and traditional radiators to first floor.

Note: The services have not been checked by the selling agents.

## Council Tax

The Briny is in Band E and the amount of council tax payable for 2026/2027 is £2343.10 Excluding sewerage and mains water.

## EPC

EPC rating C

## Viewing

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

## Possession

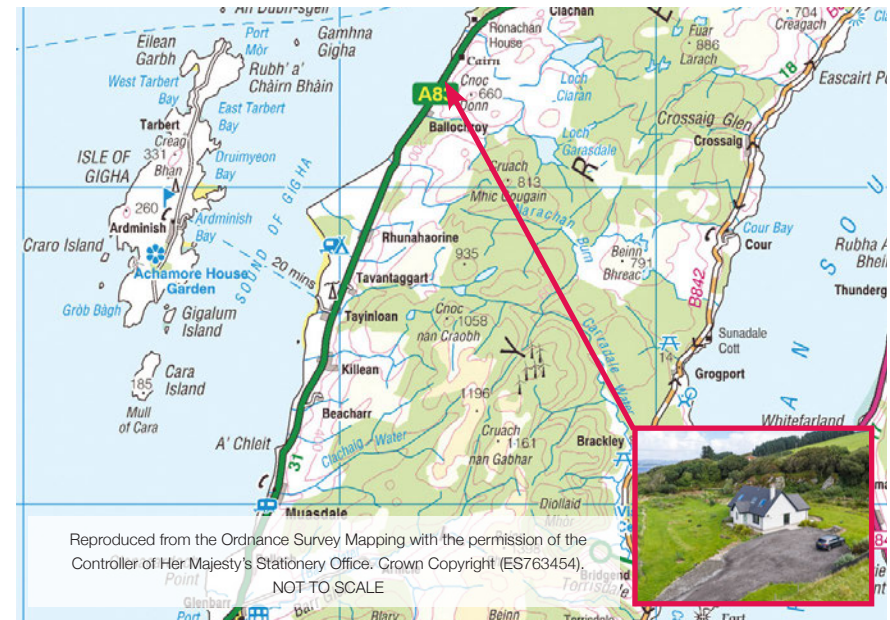
Vacant possession will be given on completion.

## Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. 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 seller.



## Travel Directions

From Glasgow, take the A82 and A83 to reach the west coast town and port of Tarbert. Take the A83 out of Tarbert, following signs for Campbeltown. After approximately 10 miles, you will pass through the village of Clachan. Continue south for approximately a further 4 miles, where The Briny can be found on the left-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 September 2026.

## 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**  
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