

An aerial photograph of a large, light-colored stone house with a dark grey roof and multiple chimneys, situated on a green lawn. A paved driveway leads to the house. To the right, there is a large, curved-roof barn. The property is surrounded by lush green trees and fields. In the background, a stone wall and more trees are visible.

Galbraith

ARRIVAIN HOUSE AND COTTAGE

TYNDRUM, CRIANLARICH, ARGYLL AND BUTE



ARRIVAIN HOUSE AND COTTAGE, TYNDRUM, CRIANLARICH, ARGYLL AND BUTE

Outstanding Country Home situated in a beautiful glen.

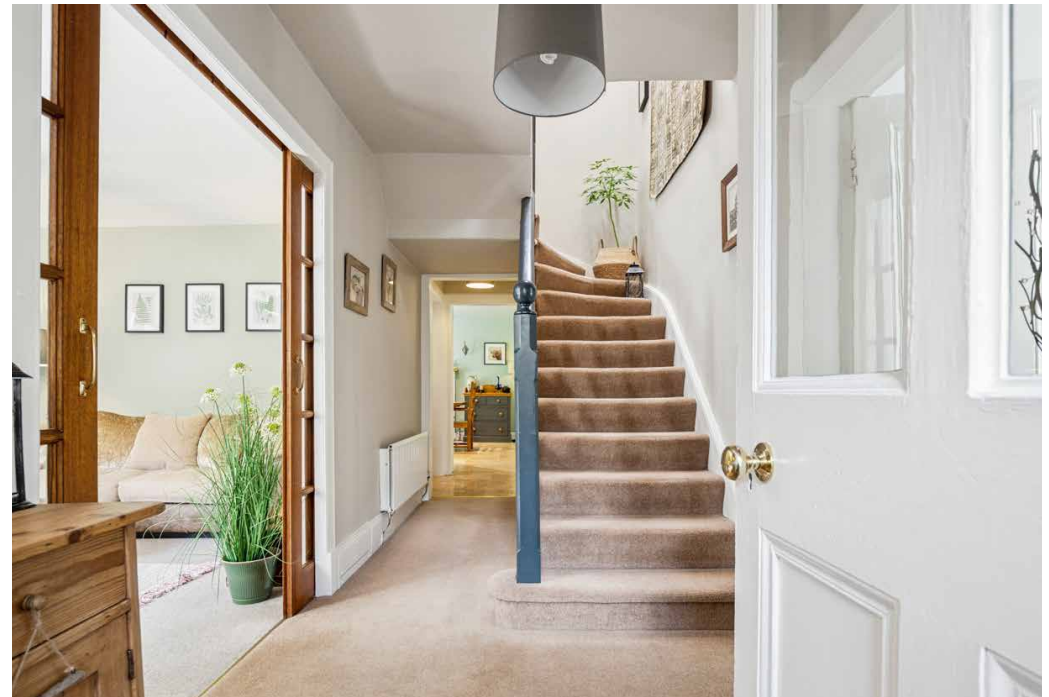
Crianlarich 8.9 miles ■ Stirling 54 miles ■ Glasgow 65.3 miles

- 3 reception rooms 6 bedrooms
- Exceptional family country home originating back to the 1800s
- Set near the scenic Trossachs National Park surrounded by mountain ranges
- Private rural location
- Detached 1 bed 17th century croft cottage

About 1.04 Ha (2.57 acres)

Galbraith

Stirling
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SITUATION

Arrivain House is a spectacular family home set in a desirable location near the Loch Lomond and Trossachs National Park just off the A85. The property is around 8 miles northwest of the rural village of Crianlarich, a popular destination along the A82 connecting central and northwestern Scotland. Crianlarich has several shops, pubs, restaurants, primary school and train station, with regular rail connections to Oban and Glasgow. The bustling town of Callander is within an hour's drive and offers a wider selection of shops including a Tesco and Co-Op, various restaurants, amenity shops, leisure centre and the local secondary school, McLaren High. The popular tourist destination of Oban is within an hour's drive of Arrivain boasting world famous fish and chips shops and of course ferry connections to many Scottish isles including Mull, Coll, Tiree and Islay. The city of Glasgow is easily accessible via train from Crianlarich or within a 2 hour drive by car respectively. Glasgow offers an abundant of shops, supermarkets, sporting and recreational facilities and an airport providing domestic and international flights daily.

The location of the property is ideal for any outdoor enthusiast offering excellent opportunities for all rural activities including mountain biking, fishing, shooting and horse riding. It is an excellent base for 'Munro bagging' with many Scottish Munros on your doorstep including Ben More, Ben Lui, and An Caisteal.

DESCRIPTION

This country home sits nestled at the foot of the national park hills surrounded by trees and well-kept grounds. The house is thought to have been built in the 1800s and has been tastefully extended, most recently in 2010, into the property it is today. Of traditional stone construction under a slate roof, the property has been kept in an immaculate condition. Stepping into Arrivain, you are greeted with a transition stone entrance vestibule with coat/shoe storage and a welcoming hallway with stairs leading to the first floor. On the ground floor there is a living room, sitting area, kitchen, utility and pantry, bedroom with en-suite bathroom and WC. On the first floor there is the master bedroom with en-suite bathroom and a further four spacious bedrooms and family bathroom providing ample accommodation.



To the side of the main house there is a delightful one – bedroom cottage, with its own parking area and garden grounds. The cottage sits in a peaceful, elevated position with views of the mountains and surrounding wilderness. Inside the cottage comprises a living room, kitchen diner, utility room and bedroom with en-suite shower room. The cottage is of traditional stone construction with a tin roof and boasts a beautiful garden with stone steps sweeping up to the front door and a small patio area.

ACCOMMODATION

Arrivain House

Ground Floor: Entrance vestibule, living room, family room, dining room, kitchen, utility and pantry, bedroom with en-suite bathroom and WC.

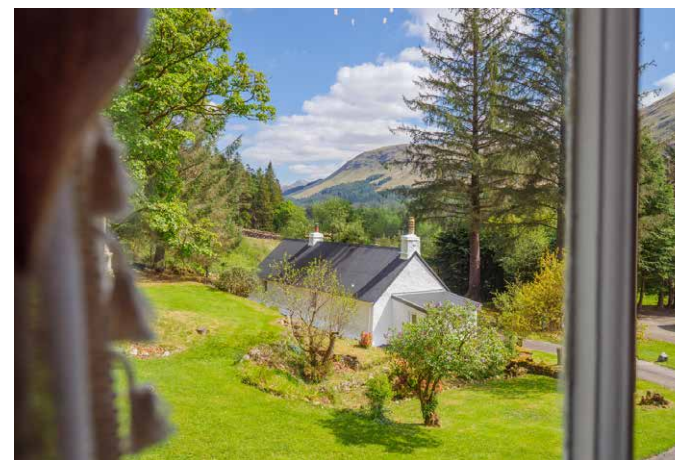
First Floor: Master bedroom with en-suite bathroom, four further bedrooms and family bathroom

Cottage

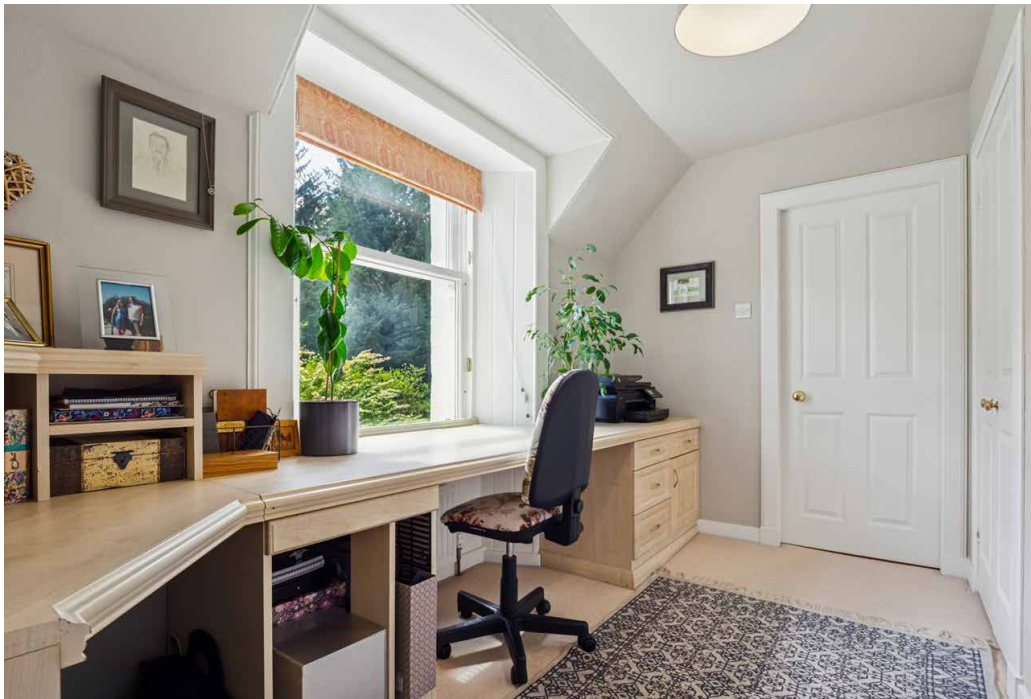
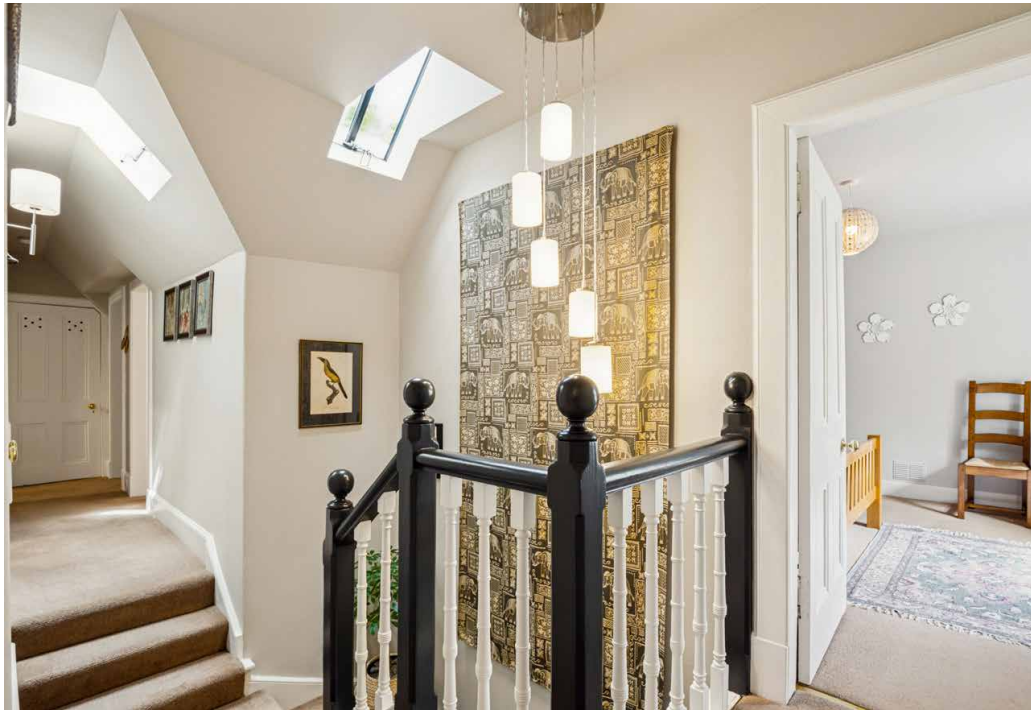
Living room, kitchen diner, bedroom with en-suite shower room and utility space

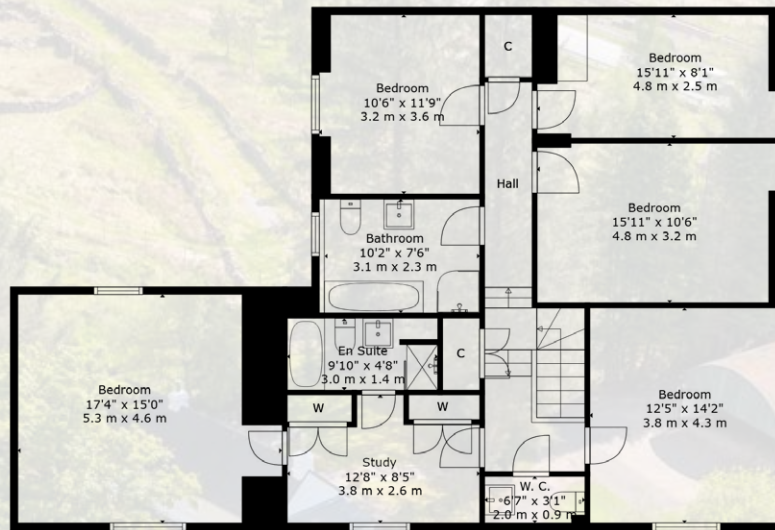
GARDEN (AND GROUNDS)

The garden surrounds the property with a large patio area to the back of the house and gravel parking area enclosed by a small drystone dkye to the west of the property. The front of the garden has a feature wall area with stone steps leading to the front door. The garden has a slight incline to the back offering exceptional views of the mountain Beinn Chuirn and is mostly laid to lawn with several broadleaf trees featured throughout.

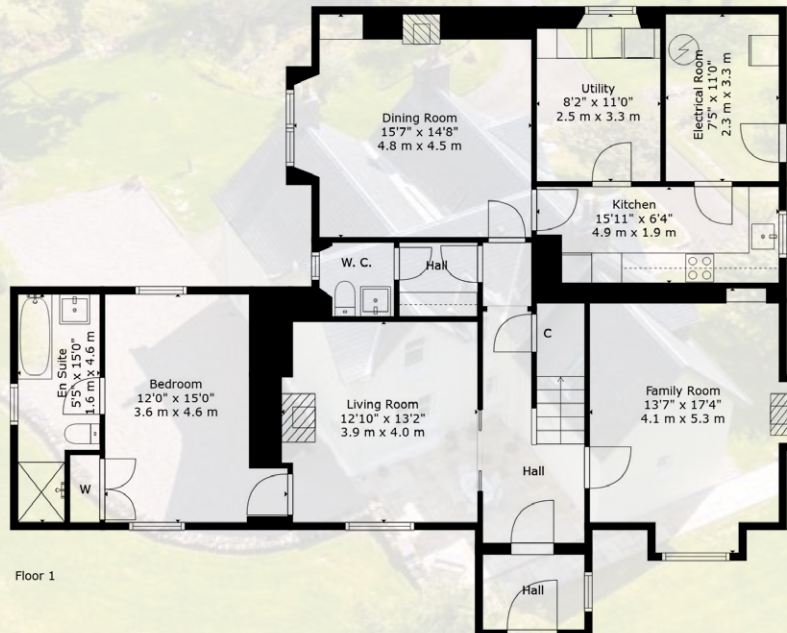








Floor 2



Floor 1

TOTAL: 2555 sq. ft, 237 m2

BELOW GROUND: 1297 sq. ft, 120 m2, FLOOR 2: 1258 sq. ft, 117 m2

EXCLUDED AREAS: ELECTRICAL ROOM: 82 sq. ft, 8 m2, LOW CEILING: 45 sq. ft, 4 m2

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

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Oil	Band F	D55	4g	YES

FLOOD RISK

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

THIRD PARTY RIGHTS OF ACCESS

Secretary of state benefits from a right of access for pedestrian and vehicular traffic over the road marked A-B-C on the sales plan.

POST CODE

FK20 8SB

WHAT3WORDS

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

SOLICITORS

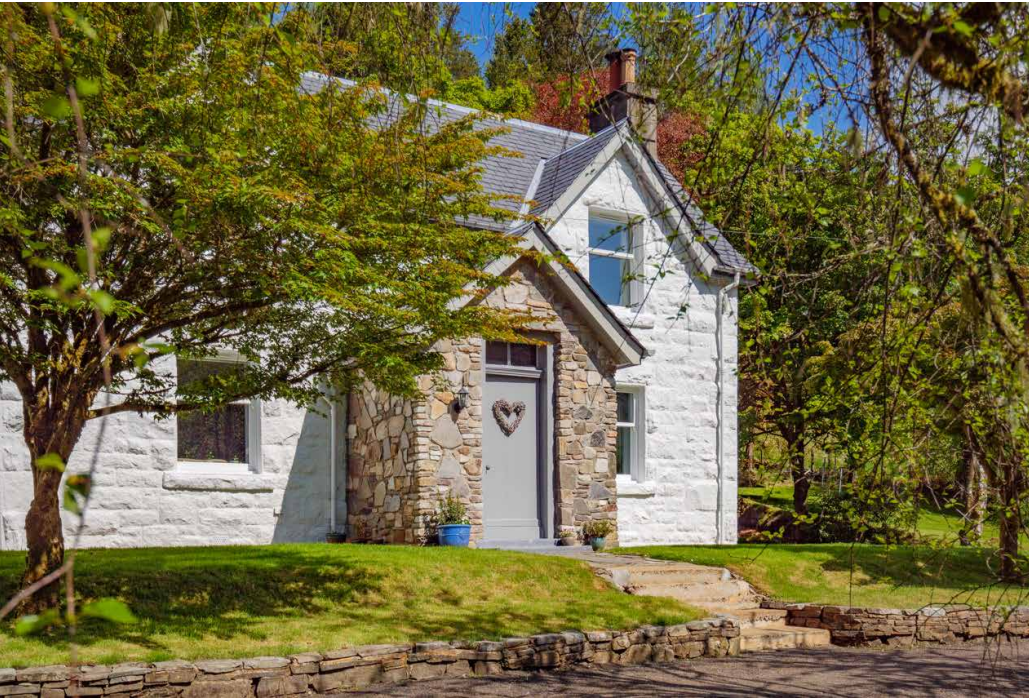
Sally Orr, of DM MacKinnon, Station Road, Oban, PA34 4LN

LOCAL AUTHORITY

Argyll and Bute Council, Kilmory, Lochgilphead, Argyll, PA31 8RT

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



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

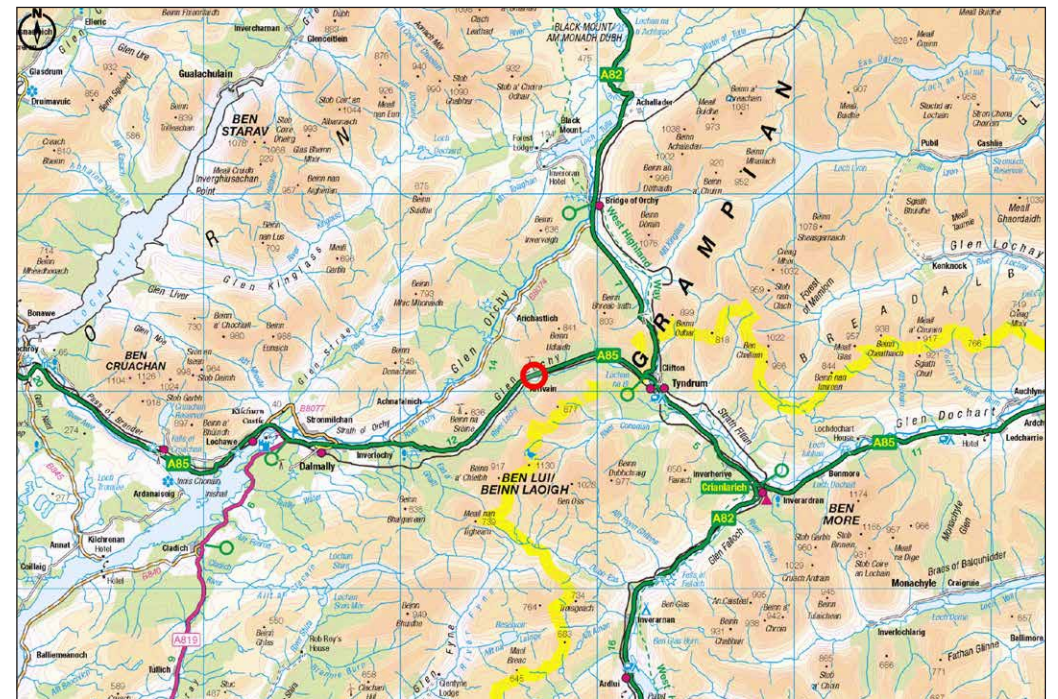
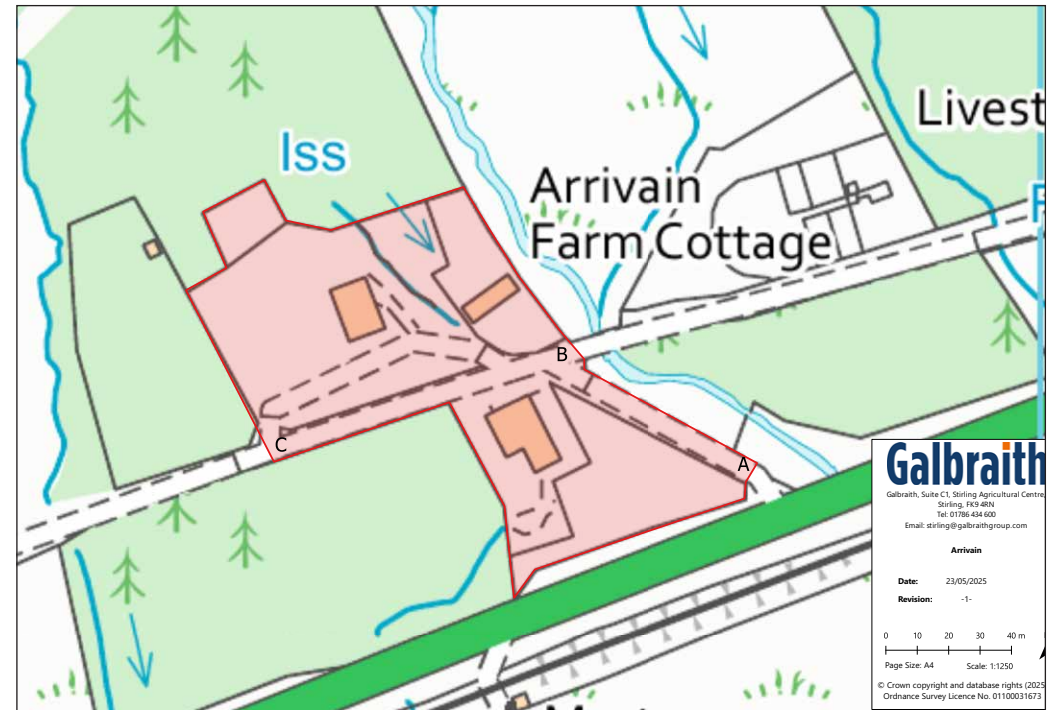
Failure to provide required identification may result in an offer not being considered.

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 May 2025.





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