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Tighnavinish, Isle of Gigha, Argyll  
[www.robbresidential.com](http://www.robbresidential.com)

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# Tighnavinish

Isle of Gigha, Argyll, PA41 7AA

Campbeltown 22.9 miles Tarbert 22.9 miles Lochgilphead 36 miles  
Glasgow 125 miles (all via connecting ferry)

Tighnavinish is a beautifully finished, low-maintenance home designed by Dualchas Architects, situated on the Isle of Gigha. The property offers considerable versatility and scope for an incoming buyer.

## Ground Floor:

Outer front door to welcoming entrance hall, open plan formal dining cum stylish kitchen, fitted utilities cupboard, under stair stores/pantry stores, formal sitting room with feature inglenook fireplace, utility/laundry cupboard, wc with linen stores, bedroom 1 with en suite shower room. From the entrance hall to 'annexe', formal sitting room, kitchen, hall with cupboard, bathroom, double bedrooms 2 and 3, door to rear gardens.

## First Floor:

Via carpeted staircase to first floor landing, ample fitted stores, home office/study, bedroom 4 with en suite bathroom, bedroom 5 (currently set up as a study/music room) with en suite shower room.

## Outbuildings:

Detached timber/concrete brick-built workshop/store presented under a tiled roof. General purpose timber garden shed, detached timber log stores, poultry enclosure. 6 bay poly tunnel. A 4,500L naturally harvested rainwater tank supplies the outbuildings and the gardens with water.

## Gardens:

Via a shared gravel track with one other, leading to twin leaf steel gates to ample vehicular hard standing, parking and turning area. The immediate gardens are relatively low maintenance by design and laid to a combination of paving stone pathways, gravel and well-located patio areas, all of which are ideal for alfresco sitting, dining and entertaining family and friends. A generous area of lawn wraps around the property with an assortment of specimen trees, beds and bushes at its fringes. Beyond the immediate gardens at Tighnavinish there is an area of additional amenity garden ground of about 0.53 hectares which is leased from the Gigha Trust for nominal rent. It is understood that the lease has 7 years before renewal/expiry with an agreement in principle to transfer.

## Situation

Tighnavinish is situated on the charming west coast of Scotland's Island of Gigha. Gigha is 2.8 miles west of the Kintyre peninsula with a regular ferry service. The property is situated on a site with a dramatic southerly exposure from which there are remarkable sunsets, sunrises from the east and spectacular views.

Gigha has a primary school, shop, hotel with bar, Michelin Star recommended restaurant and a church with regular services. There is an island Ambulance, Coastguard and a nursing presence 24 hours a day with a GP visiting every Wednesday.

On the mainland, the town of Campbeltown is 22.9 miles to the south has two major supermarkets, garages, a full range of shops and professional services, a secondary school, an A&E hospital with an emergency air-ambulance service to Glasgow, leisure facilities (including a modern swimming pool), library and a cinema. Tarbert is 22.9 miles north and has good local shops and services.

From Tarbert, there are ferry links to Islay and Portavadie, which gives access to an alternative route to Glasgow via Dunoon and Gourock for commuters. Gigha has its own grass airstrip which is near the south end of the island lying in an east/west direction. The airfield can be used by private planes and microlights.

For sporting/outdoor enthusiasts, the coastline offers wonderful opportunities to fish, surf, canoe, snorkel and walk. Kit can be hired on the island.

The west of Scotland is world famous for its scenic sailing waters, and around the Mull of Kintyre area leads to the protected waters around Loch Fyne and the Firth of Clyde as well as the scenic Kyles of Bute. North of Gigha leads to the northwest coast and the Hebrides.

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

## Gigha

Gigha is the most southerly and one of the most beautiful of the Hebridean Islands. Seven miles long by a mile and a half wide, Gigha is situated three miles west of the Kintyre peninsula, approximately three hours' drive from the City of Glasgow, with a 20 minute roll on and off ferry every hour. Gigha is easily described as breathtaking - sandy beaches, clear blue green seas and a host of wildlife. The climate is pleasantly mild as a result of the Gulfstream.

## The History of Gigha

Step ashore on the Isle of Gigha and you are following in the tracks of the Scots who settled on Kintyre and the Hebrides from Ireland. Of the Vikings who plundered those settlements from distant Scandinavia and of the Norse King Hakon, who also gave the isle its name, Gudey, the Good Isle. The Gaels adjusted the name to Gigha (Pronounced Geea) as time passed.

Throughout history, the isle has been noted for its fertile soil; from 1700 until 1850 it was completely without trees, until the owner planted the woods around Achamore House. Its value in terms of agriculture is reflected throughout its history - good land provided men and women who could carry arms and take part in the island's battles, with the means to survive and prosper. About the time of the fall of the Lord of the Isles, in 1493, Gigha came into the possession of the family of MacNeill of Tainish. The family fought many bitter disputes with the Macdonald Clan to hold onto the island until finally selling it in 1790 to another branch of the Clan Neill, the MacNeills of Colonsay. Thereafter the island has had many owners, the Scarletts, Allens, Hamers - until in 1944 it was sold to Sir James Horlick, when the story of the creation of the great gardens of Achamore began.

The Isle of Gigha Heritage Trust now own the Isle of Gigha, including Achamore Gardens. The small island of Cara, to the south had remained the property of the MacDonalds of Largie, the last link with the Lord of the Isles. There are McNeills still in Gigha, amongst the 160 inhabitants.



## Description

Tighnavinish is a beautifully finished and low maintenance by design home which offers considerable versatility and scope to a new inbound buyer. Internally, the accommodation is laid across two light and bright, easily managed levels which have historically been used for principal family living, multigenerational living and as a B&B income producing enterprise. When built, Tighnavinish was carefully considered to ensure that there was an excellent degree of flexibility for its use.

Externally, the property is striking and stylish, completed in white smooth render and contrasting larch cladding, all neatly presented under a dark grey slate roof. The materials used at Tighnavinish blend naturally with its surrounding landscape and the property sits nestled into the land and enjoys a sheltered location which in turn offers excellent privacy and seclusion.

The property is well set up for principal family living, and because of the wonderful Island setting Tighnavinish is also excellent as second or income producing investment home, the annexe in particular could generate income as a holiday let.

### Ground Floor

Outer front door with glass insert to welcoming entrance hall, vaulted ceiling with 2 x velux windows, Italian slate flooring and windows to gardens. Open plan formal dining cum stylish kitchen with windows to gardens, fitted utilities cupboard, under stair stores/pantry stores, formal sitting room with picture frame window and glass insert door to gardens and decking and a warming log burning stove set in a feature inglenook fireplace. Utility/laundry cupboard housing the electrical switch gear, wc with linen stores and Mega flow tank, bedroom 1 with window to gardens, en suite shower room. From the entrance hall to 'annexe', formal sitting room with electric imitation stove (there is a chimney for open fire or stove), picture frame window and glass insert door to gardens, kitchen, hall with cupboard housing the electrical switch gear, bathroom with spa bath, bedroom 2 and 3 with windows to gardens, door to rear gardens. (Access via ladder to fully boarded loft from a hatch in bedroom 2. Megaflo hot water for the annexe is in the loft)

### First Floor

Via carpeted staircase to first floor landing, ample fitted stores, home office/study/dressing room with 1 x velux window and access to property eaves, bedroom 4 with 1 x velux window, en suite bathroom with velux window to gardens, bedroom 5 (currently set up as a study/music room) with 1 x velux window, en suite shower room.

### Outbuildings

Detached timber/concrete brick-built workshop/store presented under a tiled roof. General purpose timber garden shed, detached timber log store, poultry enclosure. 6 bay poly tunnel with a solar powered automatic watering system. A 4,500L naturally harvested rainwater tank supplies the outbuildings and the gardens with water.

### Gardens

Via a shared gravel driveway with one other, leading to twin leaf steel gates to ample vehicular hard standing, parking and turning area. A timber garden shed is also located here. The immediate gardens are relatively low maintenance by design and laid to a combination of paving stone pathways, gravel and well-located patio

areas, all of which are ideal for alfresco sitting, dining and entertaining family and friends. A generous area of lawn wraps around the property with an assortment of specimen trees, beds and bushes at its fringes.

Beyond the immediate gardens at Tighnavinish there is an area of additional amenity garden ground of about over half a hectare which is leased from the Gigha Trust for nominal rent. It is understood that the lease has circa 7 years before renewal/expiry, (highlighted in blue within our landplan).

The ground is laid to a combination of level lawns with various raised vegetable beds, fruit trees and a poultry enclosure creating an excellent sustainable way of living. There are more than 300 trees and the current owners coppice some of them for fuel for the stove. An area of mature ground offers excellent scope for hobby farming or for a family pony or horse. All of which are bounded by a Rylock fence and an established tree line, from the graden there are wonderful 360 degree rolling countryside views and due South outstanding waterscape views.

Visit Gigha website for more information.  
[www.visitgigha.co.uk](http://www.visitgigha.co.uk)



Annexe



Annexe



Annexe



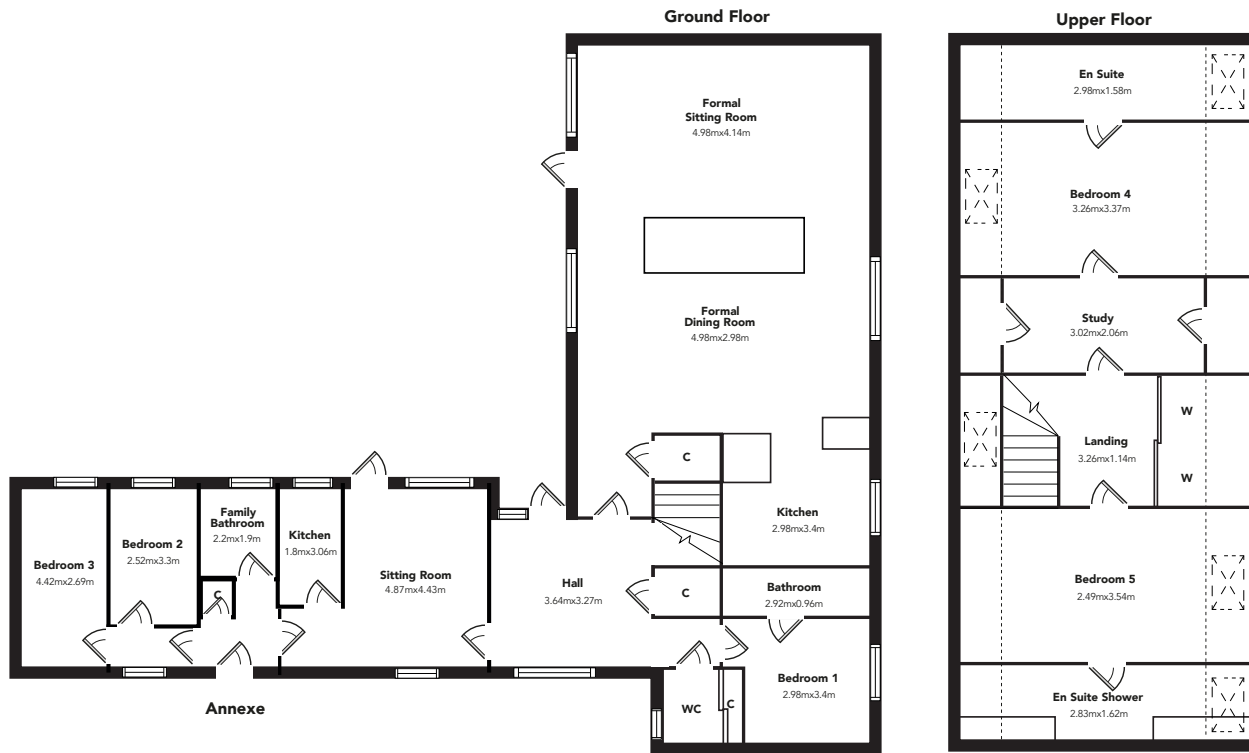
Annexe



Annexe



## 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.



Main House



## Local Authorities

Argyll & Bute Council  
Tel: 01546 602127.

## Services

Tighnavinish is serviced by electric night store heating assisted by the warming log burning stove, drainage is by private septic tank, mains water supply, double glazing. In addition, there are 21 x solar panels on the roof.

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

## Council Tax

Tighnavinish is in council tax band F and the amount payable for 2026/2027 is £3,334.06 to include mains water and excluding sewage.

## Viewing

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

## 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

## 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.

## Fixtures and fittings

All items normally known as tenant's fixtures and fittings included in sale. However, certain items, including light fittings and furniture may be available to a purchaser in addition, by separate negotiation.

## Overseas Purchasers

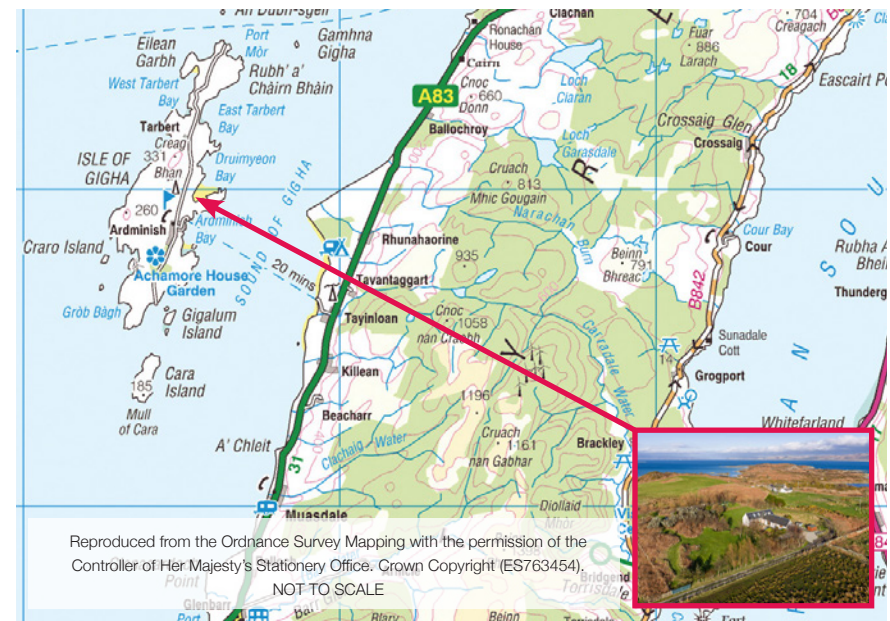
Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

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



## Travel Directions

From Glasgow take the A82 and A83 to reach the west coast town/port of Tarbert. Take the A83 out of Tarbert following signs for Campbeltown. After about 18.5 miles arrive at the ferry port Tayinloan. The roll on roll off ferry is a short crossing to Gigha. Once on the island continue for circa 0.5 miles to find reach the 'T' junction with the post office on your right-hand side, turn right and follow the road before taking the second right hand exit, proceed along the gravel drive to find Tighnavinish on your left-hand side.

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 March 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.

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