



EILEAN RIGH

Loch Craignish, Argyll



A PRIVATE ISLAND ESTATE SITUATED ON ONE OF SCOTLAND'S MOST BEAUTIFUL AND DRAMATIC COASTLINES

Summary of accommodation

A refurbished principal house with three reception rooms, four bedrooms and three bathrooms

An adjacent refurbished farmhouse with a reception room, three bedrooms and two bathrooms

Formal gardens featuring lawns and planted borders | Patio area | Greenhouse and raised beds

Land including pasture, rough grazing and amenity woodland

Excellent infrastructure and services including undersea and underground 3 phase mains electricity to the island,
a private filtered water supply and excellent satellite broadband

Large dedicated helipad and helicopter hangar extending to 500 sq m | Shooting cabin with target range

Traditional boathouse of 60 sq m accessible from all the three jettys.

Two concrete slipways usable at all states of the tide | Seaplane access | Floating Pontoon

An abundance of wildlife, including Red and Fallow Deer, Otters, Common and Grey seals, Eagles and Dolphins

Rare combination of privacy, accessibility, sporting opportunities and outstanding natural beauty on Scotland's west coast

About 261.39 Acres in total

Distances: Lochgilphead 16 miles, Oban 24 miles, Oban Airport 25 miles, Glasgow Airport 95 miles
(All distances are approximate)

SITUATION

Situated within the sheltered waters of Loch Craignish on Argyll’s spectacular west coast, Eilean Rìgh enjoys an exceptional position just off the Sound of Jura. The island is easily reached by boat from Ardfern Marina across the calm waters of the loch or by helicopter, with Glasgow Airport approximately 30 minutes away by air. From the island, there are magnificent panoramic views towards the mainland and across the Sound of Jura to the islands of Scarba and Jura.

Loch Craignish is renowned for its excellent sailing waters and forms part of one of Scotland’s most beautiful and varied cruising grounds. The surrounding Argyll coastline offers endless opportunities for exploration by boat, while the nearby Crinan Canal provides convenient access to Loch Fyne and beyond.

Directly opposite the island on the mainland lies the attractive coastal village of Ardfern. The village provides a range of everyday amenities, including a well-stocked shop, café and bakery, village hall and arts centre, church, hotel and primary school. Ardfern Marina is widely regarded as one of the finest marinas on Scotland’s west coast, offering approximately 80 berths, a boatyard, chandlery and yacht charter facilities, all within a naturally sheltered setting.

More extensive amenities can be found in Lochgilphead, approximately 16 miles to the south, and Oban, around 24 miles to the north. Often referred to as the “Gateway to the Isles”, Oban provides a comprehensive range of services including supermarkets, restaurants, schools, healthcare facilities, sports and leisure amenities, a railway station and regular ferry connections to destinations throughout the Inner and Outer Hebrides.

The island is also well connected for onward travel. Oban Airport at Connel offers regular flights to several Hebridean islands, while Glasgow Airport, approximately 95 miles away, provides extensive domestic and international connections.

The surrounding region is renowned for its outstanding natural beauty and abundance of outdoor pursuits, making Eilean Rìgh an exceptional base from which to enjoy sailing, fishing, diving, golf, cycling and mountain biking along Scotland’s celebrated west coast.



HISTORICAL NOTE

It is unclear as to how Eilean Rìgh, ‘The King’s Island’, got its name. It is possible that it is after the Danish sea King Olaf who is reputed to have died in the region or it may have been in honour of one of the many early Scottish Kings who were crowned in mid Argyll. Eilean Rìgh has two Iron Age forts or duns. The fact that there are two duns is testament to how important the island must have been.

One is situated on the grassy summit of a ridge to the north of the buildings. It is oval shaped. The other dun – Dun Rìgh sits on a flat-topped ridge to the southwest. It is rectangular but has an oval structure in the corner.

There is a more recent royal association, for in the 1930’s, it belonged to Sir Reginald Fleming Johnston, the famous tutor to the last emperor of China Pu Yi. (Sir Reginald was immortalised in the Oscar winning film by Bernardo Bertolucci, ‘The Last Emperor’ where he was played by Sir Peter O’Toole). When he retired from his work in China he returned to Eilean Rìgh and modernised the two houses.

There remains a single stone lantern left by Sir Reginald and the ‘robing room’ in the main house where he hung his priceless Imperial Court Robe awarded to him by Pu Yi. Sir Reginald Fleming Johnston received permission from Pu Yi to fly the Imperial Chinese flag on the Island, the only place outside China to be given such permission. The flag is still flying.

EILEAN RIGH

Eilean Rìgh embodies everything that a private Scottish island should be. Beautifully situated within Loch Craignish, the island is surrounded by some of Scotland’s most spectacular coastal scenery, combining complete privacy with exceptional accessibility. Significant investment has transformed the estate’s infrastructure and accommodation to a very high standard, with the rare advantage of a 3-phase mains electricity connection having been installed by the current owners serving both houses, the hanger, boat shed and pontoon. The undersea cable being buried on the island so as not to be visible.



THE SQUARE

The principal house, known as The Square, occupies an elevated position and has been created from a traditional steading conversion to provide a comfortable and stylish family home. Finished with Caithness flagstone and oak flooring, the accommodation includes a spacious dining room opening onto the patio, a double-aspect drawing room with wood-burning stove, a well-equipped kitchen with island unit, electric AGA and gas cooker, and a bright TV room with access to the gardens. The house provides three double bedrooms and three bathrooms, two of which are ensuite, together with a boot room, utility room, conservatory and a substantial first floor study, which can be made into a fourth bedroom if required.

Permitted planning permission was previously granted for a significant extension of approximately 3,000 sq ft, which would have added a further three bedrooms all with ensuites, some additional large living space together with a wine cellar and gun room below ground. Plans can be provided on request.



THE FARMHOUSE

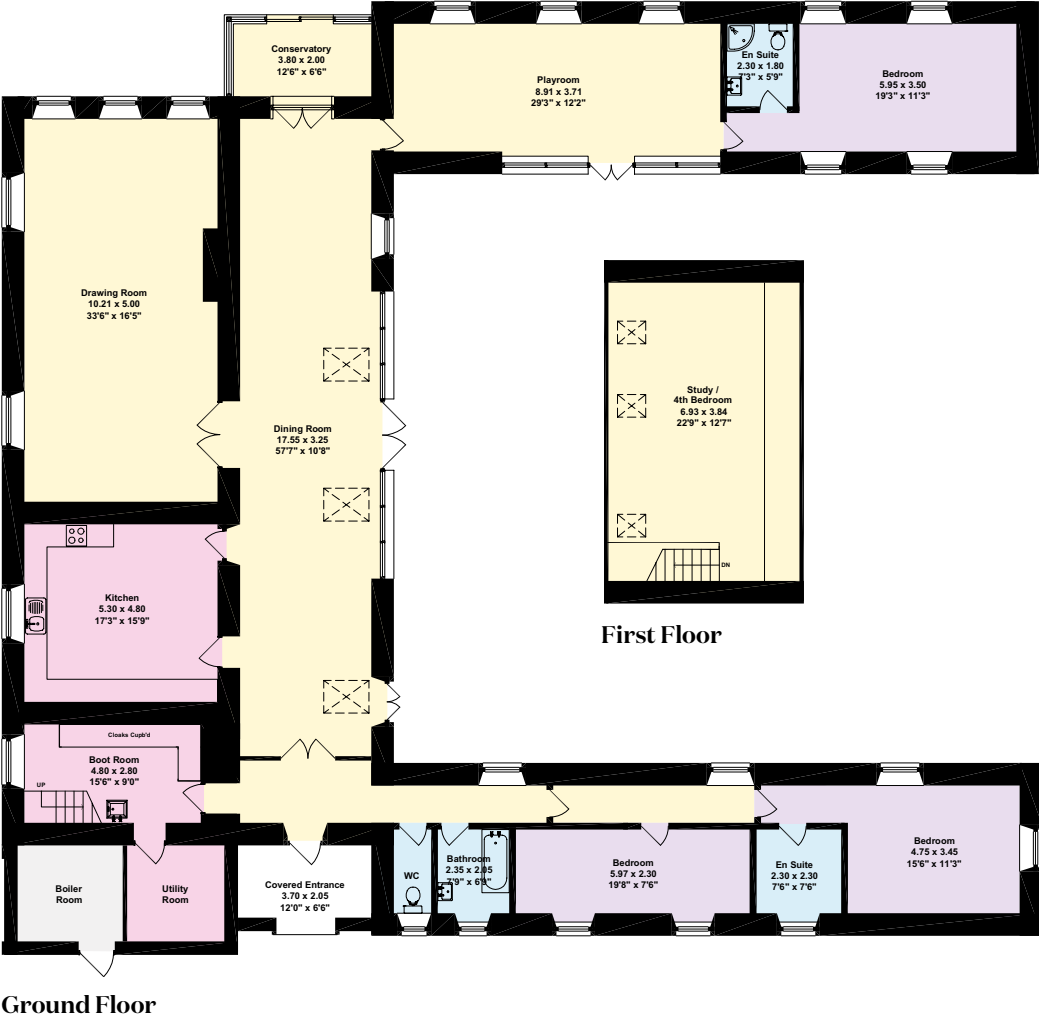
Adjacent to The Square is a charming and fully refurbished farmhouse, providing excellent guest, staff or secondary accommodation. Benefitting from oil-fired central heating and double glazing throughout, the farmhouse includes a dining kitchen, a sitting room with an open fireplace, and three double bedrooms, served by a family bathroom and a separate shower room.

To the rear, an adjoining service wing incorporates a large garage, a workshop with a steel roller door, a tank room housing a 5,000-litre bunded oil tank, an extensive wine cellar, a gun room and additional storage facilities.



Eilean Righ, Loch Craignish, Argyll, PA31 8QS

The Square



Approximate Gross Internal Area
The Square = 355 sq m (3,821 sq ft)
The Old Farmhouse = 291 sq m (3,132 sq ft)

The Old Farmhouse



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

OUTBUILDINGS

Helicopter Hanger

The island’s impressive helicopter hangar reflects the high-quality infrastructure found throughout the estate. Extending to approximately 500 sq m (large enough to house 3 light twin helicopters), the building is constructed around a steel frame with insulated cladding and features reinforced concrete flooring and electrically operated heavy-duty steel doors. The hangar benefits from power, water and lighting, together with a comprehensive dehumidification system.

A sophisticated helicopter approach lighting network can be remotely activated from an aircraft and incorporates a VASI system to assist in night time landings. An illuminated pathway links the hangar directly to the principal house. In addition to aviation use, the building provides extensive storage for machinery and estate equipment.





Shooting Cabin

Positioned in a sheltered setting to the northwest of the houses, the purpose-built shooting cabin is accessed by a road and provides a comfortable and fully soundproofed facility for target shooting out to 750m. The traditional stone and slate building includes an internal seating area and overlooks a maintained grass shooting range. Power is supplied via solar panels and a micro wind turbine.

Boathouse, slipways and pontoon

Below the main house, a traditional boathouse sits in a picturesque setting accessed via a private road lined with native trees. Constructed with stone-clad elevations, concrete walls and floors and a slate roof, the building benefits from power, water and lighting and provides 60 sq m of storage.

The exceptional marine infrastructure includes two reinforced concrete slipways that provide access at all states of the tide and are suitable for a wide variety of vessels, including seaplanes.

The seaplane slip (at 8m wide) can accommodate a 100 tonne plus landing craft for the delivery of building materials or removal lorries. A floating pontoon situated between the slipways offers convenient mooring, while one deep water mooring is located within the bay.

LAND

Extending to approximately 261 acres (and unusually including the high to low water marks which have been obtained from the Crown Estate), Eilean Righ comprises a diverse mix of good-quality pasture, rough grazing and pockets of amenity woodland, creating a landscape of exceptional character and natural beauty. The island's varied topography and fascinating geology include dramatic rock formations, attractive undulating ground and a rich diversity of habitats supporting an abundance of flora and fauna.



The coastline is particularly appealing, with numerous sheltered bays, attractive beaches and secluded inlets encircling the island. These natural features, together with the island’s private setting, create an outstanding environment for both recreation and wildlife.

The surrounding waters of Loch Craignish and the nearby west coast provide excellent opportunities for sea fishing and lobster potting, while the sheltered nature of the loch makes it ideal for a wide variety of water-based activities. Kayaking, diving, sailing and other watersports can all be enjoyed in these protected and scenic waters.

SPORTING AND WILDLIFE

Eilean Righ offers an excellent range of sporting opportunities, including rough shooting for grouse , wildfowling and deer stalking for red, roe and sika deer (with a current five year average of 9 deer per annum – a deer larder being situated in the hanger). The island’s varied topography, combined with areas of amenity woodland, creates an exceptional habitat for wildlife and provides an attractive and diverse natural environment. The sheltered waters of Loch Craignish also offer outstanding opportunities for a variety of water sports, including kayaking, water skiing and diving.

Wildlife on and around the island is particularly abundant. Deer are frequently seen across the island, while otters and both common and grey seals are regular visitors along the shoreline. The surrounding waters support a rich marine environment, with porpoises and dolphins often observed in the loch and nearby coastal waters.

Birdlife is equally impressive, with the island and surrounding coastline providing a habitat for a wide range of species. Notable sightings include both Golden Eagles and White-tailed Eagles, alongside a variety of seabirds, waterfowl and other native woodland and coastal species, making Eilean Righ a haven for wildlife enthusiasts, photographers and naturalists alike.



GENERAL INFORMATION

Residential Schedule

Property	Occupancy	Services	Council Tax	EPC Rating
The Square	Owner occupied	Mains electricity, oil-fired central heating and private (filtered) water supply	...	...
Farmhouse	Vacant	Mains electricity, oil-fired central heating and private (filtered) water supply	...	...

Rights of Access/Title Conditions: The property is sold with the benefit of and subject to all existing rights and burdens contained within the Title Deeds.

Services: The island benefits from excellent infrastructure and modern services, a rarity for a private Scottish island. A 3-phase mains electricity connection supplies both houses, together with the Boathouse and helicopter hangar. In addition, there is a 30kW diesel backup generator with automatic switchgear, ensuring resilience and continuity of power supply.

Water is provided via a private borehole supply, which is filtered and UV treated to provide a reliable source of fresh water across the estate. Communications infrastructure is equally impressive, with a private telephone exchange capable of supporting multiple phone lines, while high-speed broadband is provided via Starlink satellite technology, allowing reliable connectivity in this exceptional island setting.

Directions: The Island is best accessed by boat by collection from either Crinan or Ardfern marina via Venture West (<https://www.venture-west.co.uk>).

A helicopter can be chartered from Cumbernauld airport with PDG (tel: 0345 2416345) with two helipads available on the island.

What3words: [///juggles.nipped.harmony](#)

Local Authority

Argyll & Bute Council
Kilmory House Lochgilphead
Argyll
PA32 8XW
Tel: 01546 60552

Entry: Entry is available by arrangement with the seller.

Contents: The curtains in each of the houses are included in the sale. A selection of furniture may be available by separate negotiation.

Moveables: A selection of estate equipment and machinery may be available to purchase by separate negotiation. This includes boats, diggers, Polaris An inventory can be provided on request.

Viewing: Strictly by appointment with the Joint Selling Agents Knight Frank (tel 0131 222 9600).

Anti-Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank /funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers: Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.



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

Closing date: A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

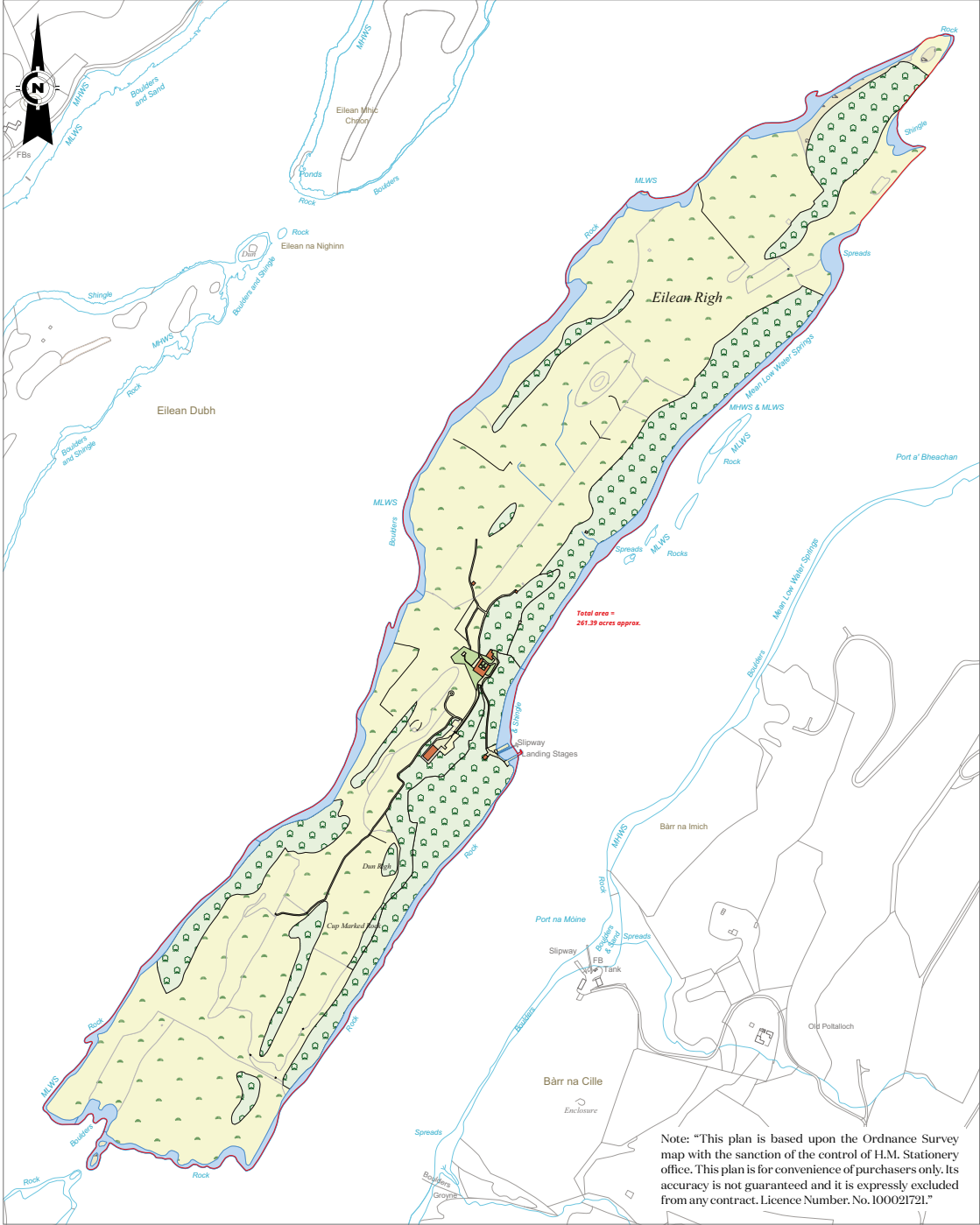
Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

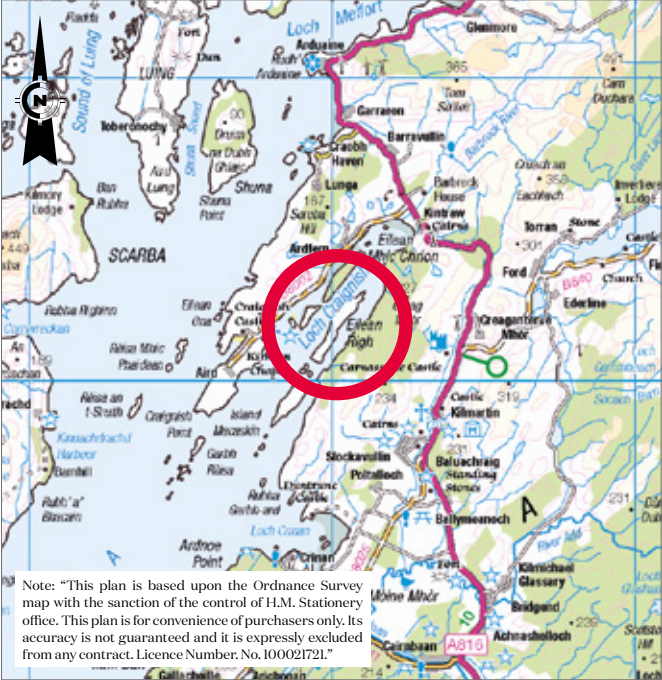
On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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