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Heather Lea, Isle of Gigha, Argyll
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Heather Lea

Isle of Gigha, Argyll, PA41 7AA

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

A modern detached house designed by Dualchas Architects in a situation of spectacular natural scenic beauty with breath-taking views of the Sound of Gigha and the Kintyre Coast.

Ground Floor:

Front door to entrance vestibule/cloaks, entrance hallway with sliding door to generous storage cupboard, contemporary family shower room. Bedroom 1, hallway to open plan formal dining cum sitting room, sliding door into the stylish integrated kitchen, from the heart of the sitting room access to bedroom 2.

First Floor:

Staircase to first floor landing, bedroom 3 (currently set up as a home office/study). Via a secondary staircase to first floor landing, bedroom 4 (currently set up as a craft room), stylish family bathroom with free standing bath and separate shower enclosure.

Outbuildings:

Detached timber workshop/store with 2 x personal doors, solar powered lights, under a box profile sheet roof, log store, general purpose timber shed with personal door and solar powered light.

Gardens:

Via a sweeping private gravel driveway leading to ample vehicular hard standing and parking area. The front gardens have been beautifully landscaped and are laid to lawn with an assortment of colourful flower beds and bushes, along with wildflowers at the border, the rear gardens can be accessed either side of the property via personal timber gates and area laid mainly to lawn with a generous timber decking area at the foot of the property, creating an ideal space for alfresco sitting, dining and enjoying evening sundowners. Adding a further entertainment/relaxation dimension to Heather Lea and located on the decking is a hot tub with wind breaker screens. The rear gardens enjoy colourful flower beds, planted specimen trees, raised vegetable beds and wildflowers, all of which combine to bring year-round interest to the gardens. The extent of the gardens are bounded by a combination of hedging, a stone wall and Rylock fence and from the rear gardens there are sublime views across the Sound of Gigha.

About 0.33 acres

Situation

Heather Lea 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 handpicked site with a dramatic southerly exposure from which there are remarkable sunsets and spectacular views to the immediate seascape and nearby skerries.

Gigha has a primary school, shop, petrol station, hotel with restaurant and bar, Michelin Star recommended restaurant and a church with regular services. The Island has a permanent nurse based in Gigha Surgery with weekly doctor visits. The island has an newly constructed emergency air-ambulance landing pad. 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. There is also a runway strip for light aircraft on the island.

For sporting/outdoor enthusiasts, Gigha has its own 9 hole golf course and a Multi Use Games Area, and the coastline offers wonderful opportunities to fish, surf, canoe, snorkel and walk. Kit can be hired on the island. There is a recently upgraded pontoon and mooring.

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 north west 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 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.

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 four 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 Gee) 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 islands 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 Taynish. 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

Heather Lea was built in 2004 and designed by the award winning Skye based architects Dualchas Ltd. The property is of white painted smooth render finish under a slated roof and from its vantage point there are excellent views over the sea passage between Gigha and the mainland adjacent.

The accommodation, which is light, bright and spacious is laid out over one and a half levels, the house is well set up for principal family living; The Isle of Gigha is also a well-known west of Scotland holiday and short break destination and so offers scope as a second or income producing holiday home.

Front door to entrance vestibule/cloaks, velux roof window, entrance hallway with sliding door to generous storage cupboard housing electrical switch gear. Contemporary family shower room with heated towel rail, cupboard housing the hot water tank. Bedroom 1 with 1 x window to side gardens, sliding door to wardrobe, from entrance hallway to open plan formal dining cum sitting room, full length floor to ceiling glass doors to gardens, bringing the outside in and vice versa, warming multi fuel burner, sliding door into the stylish Howdens integrated kitchen with 1 x velux roof window and 1 x window to gardens. From the heart of the sitting room access to bedroom 2, sliding door to storage cupboard, 2 x windows to gardens.

Staircase to first floor landing, bedroom 3 (currently set up as a home office/study), 1 x generous velux window, hall storage cupboard.

Via a secondary staircase to first floor landing, bedroom 4 (currently set up as a craft room) 1 x velux window, hall storage cupboard, stylish family bathroom with free standing bath and separate shower enclosure, heated towel rail, 1 x velux window.

Outbuildings

Detached timber workshop/store with 2 x personal doors, solar powered lights, under a box profile sheet roof, log store, general purpose timber shed with personal door and solar powered light.

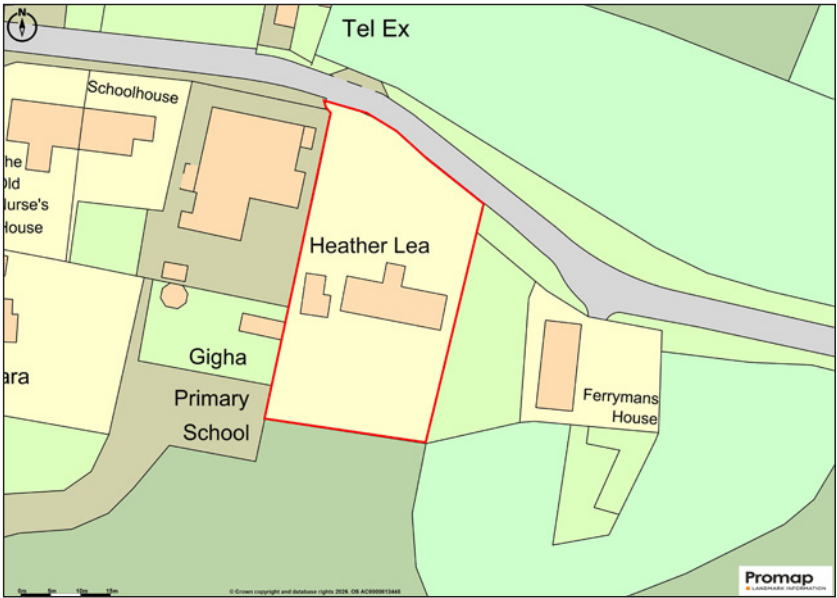
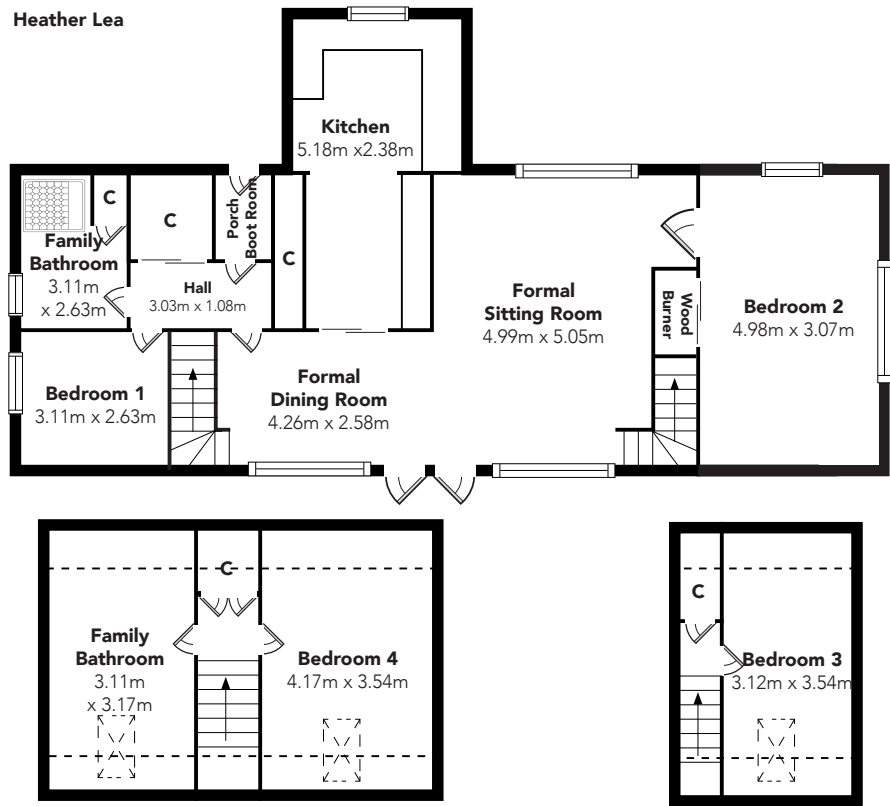
Gardens

Via a sweeping private gravel driveway leading to ample vehicular hard standing and parking area. The front gardens have been beautifully landscaped and are laid to lawn with an assortment of colourful flower beds and bushes, along with wildflowers at the border, the rear gardens can be accessed either side of the property via personal timber gates and area laid mainly to lawn with a generous timber decking area at the foot of the property, creating an ideal space for alfresco sitting, dining and enjoying evening sundowners. Adding a further entertainment/relaxation dimension to Heather Lea and located on the decking is a hot tub with wind breaker screens. The rear gardens enjoy colourful flower beds, planted specimen tress, raised vegetable beds and wildflowers, all of which combine to bring year-round interest to the gardens. An external water tap is present on the front of the building and a double socket power outlet on the rear wall. The extent of the gardens are bounded by a combination of hedging, a stone wall and Rylock fence and from the rear gardens there are sublime views across the Sound of Gigha.





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

Mains water, private septic tank, electric heating with independently controlled system, multi fuel burner, double glazed throughout.

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

Council Tax

Heather Lea is in council tax band E and the amount payable for 2026/2027 is £2,712.15p to include mains water and excluding sewage.

EPC

Rating D

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 will probably 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, including garden ornaments and statuary, are specifically excluded from the 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.

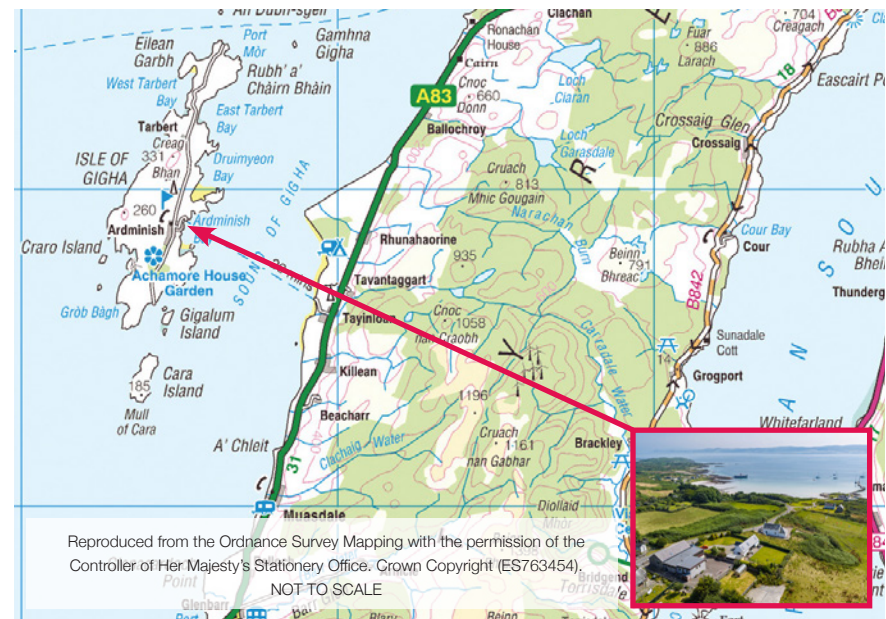
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

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 0.4 miles to find Heather Lea located on the 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 July 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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