



Tigh an Eilean,
Roshven, Glenuig, Lochailort

Strutt
& Parker

Land and property. Since 1885.



A spectacular, residential and amenity property with holiday letting business, located in a stunning position on the shores of Loch Ailort

Arisaig 13 miles, Fort William 27 miles, Inverness 71 miles
(All distances are approximate)

3 bedroom house | 5 timber chalets | Sea frontage
Tidal island | About 51.24 acres (20.73 ha) in total
For sale as a whole or in 3 lots

Offers over £1.105m as a whole

Lot 1 - Tigh an Eilean, amenity/grazing land & island of Eilean na Gualainn
About 35.61 acres (14.40 ha)

Tigh an Eilean

A striking residence designed to maximise its unparalleled coastal setting. The property features dramatic glazed gables and a sensitive architectural design that blends modern luxury with the rugged beauty of the West Highlands.

The ground floor accommodation includes a magnificent double-height sitting room with a wood-burning stove. This vaulted space is defined by a dramatic glazed gable with full-height picture windows, complemented by wide sliding glass doors that flood the room with natural light and frame exceptional loch views. The generous kitchen/breakfast room also features a wood-burning stove and a full-height glazed gable window to the breakfast area. The kitchen itself is beautifully illuminated by an expanse of full-height picture windows along the elevation, together with rooflights set within the vaulted ceiling. It includes a large central island and a range of modern integrated appliances. Flowing seamlessly from here is a triple-aspect dining area. The ground floor further hosts the principal bedroom suite, which enjoys garden views and a contemporary en suite bathroom.



In addition, there is a shower room, cloakroom, and two generous utility rooms, one of which provides access to the large integral garage, with a storeroom above.

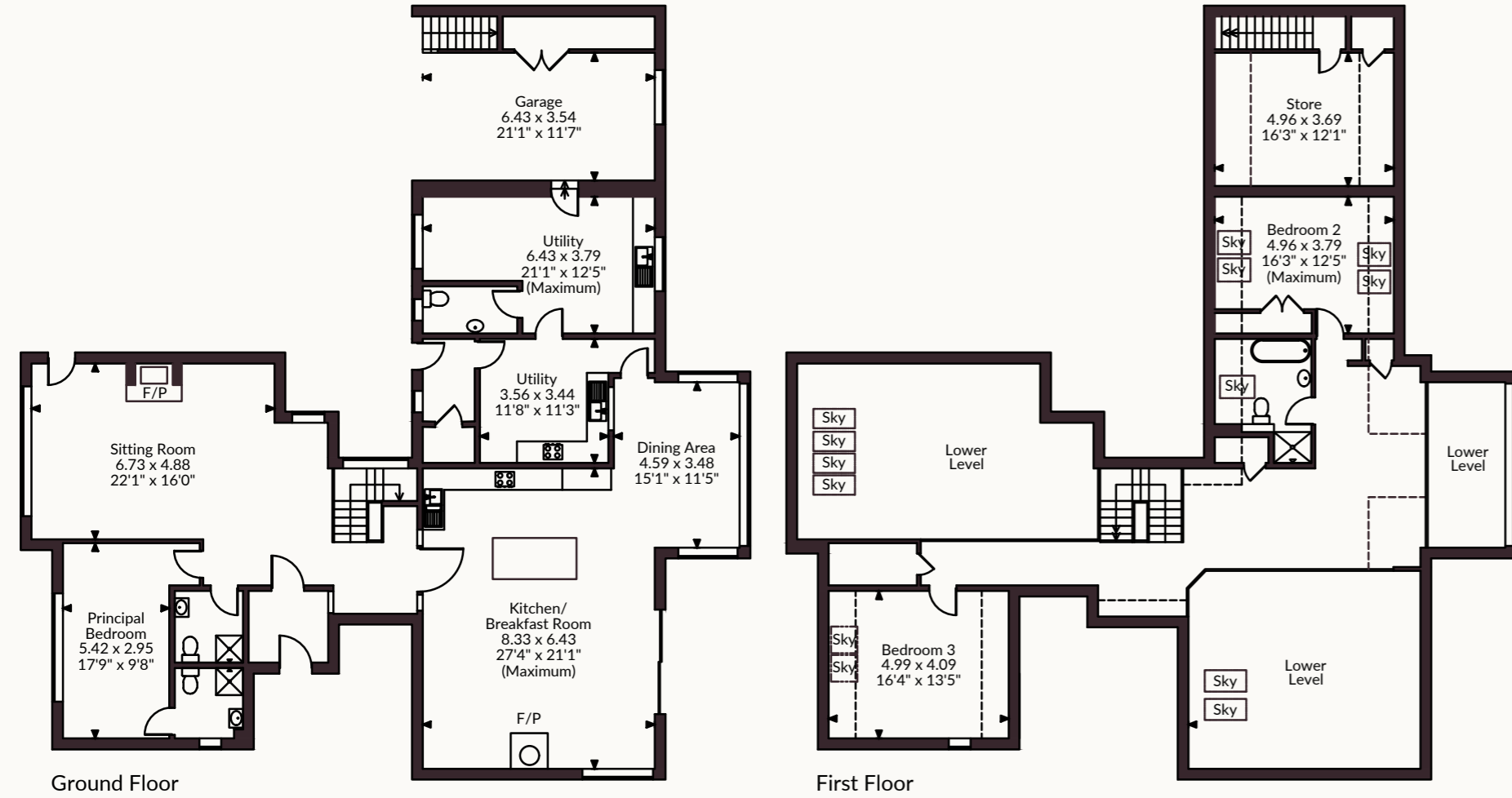
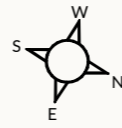
A bespoke timber staircase leads to a galleried landing with glass balustrading, overlooking the living space below. This level comprises two further double bedrooms, both with skylights and elevated views across the surrounding landscape, together with a family bathroom and a separate shower room.

Outside & Land

The property is set within extensive wrap-around grounds that extend directly to a private stretch of shoreline and a white sandy beach. The gardens include a productive vegetable area with a series of large raised beds. This lot includes the small private (tidal) island of Eilean na Gualainn and provides considerable amenity and privacy together with potential opportunities for development (subject to planning).



Main House internal area 2,890 sq ft (269 sq m)
 Garage Building internal area 477 sq ft (44 sq m)
 Total internal area 3,367 sq ft (313 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height



Lot 2 - Roshven Chalets
 Approximately 4.12 acres (1.67 ha)

Situated just to the east of Tigh an Eilean are 5-timber 'A' frame chalets which enjoy a peaceful and attractive setting with views over Loch Ailort. The lodges have recently been refurbished and are popular with strong occupancy in the summer months.

The accommodation of each comprises two bedrooms, a bathroom and a lounge/dining/kitchen area together with balcony to the front.

Further details on the financial trading of these chalets is available to seriously interested parties after viewing.





Lot 3 – Land at Roshven

Approximately 11.51 acres (4.66 ha)

This lot is located to the east of the property and comprises a block of grazing/amenity land and extends to approximately 11.51 acres (4.66 ha) in total. This lot may provide potential for development (subject to applying for and gaining the necessary consents).

Asking Prices

Lot 1 – Offers over £650,000

Lot 2 – Offers over £375,000

Lot 3 – Offers over £80,000

The Whole – Offers over £1.105m

Location overview

The property is in a spectacular coastal position near Glenuig, within the Lochaber area of the West Highlands, between Lochailort and the dramatic coastline of the Sound of Arisaig. Local day-to-day amenities are available in Glenuig and nearby villages. This includes a community-run shop and café, with further services in Lochailort and along the Road to the Isles. The coastal village of Arisaig provides additional facilities including a village store, hotels and eateries, and the fishing village of Mallaig offers a wider range of services as well as ferry connections to the Isles. Primary schooling is available at Arisaig Primary School, with secondary education at Ardnamurchan High School in Strontian.

The property lies off the A830 “Road to the Isles,” providing a scenic route east to Fort William, where a full range of shops, leisure and professional services are available, together with rail services on the West Highland Line offering connections to Glasgow and the Central Belt.





Tigh an Eilean, Roshven, Lochailort

- Lot Key**
- 1 Lot 1 (14.40 ha / 35.61 ac)
 - 2 Lot 2 (1.67 ha / 4.12 ac)
 - 3 Lot 3 (4.66 ha / 11.51 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Z26379-02 | Date 05.05.26



General

Local authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. www.highland.gov.uk

Lotting: If the property is sold in lots, then all necessary rights of access, servitudes and wayleaves will be given to the purchaser of each lot. It will be the mutual responsibility of the buyers of adjacent lots to erect boundary fences if required.

EPC ratings:

Property	EPC Grade
Tigh an Eilean (House)	C
Alison (chalet)	D
Catriona (chalet)	D
Charlotte (chalet)	D
Margaret (chalet)	D
Vicky (chalet)	D

Council Tax / Rateable Value:
Tigh an Eilean - Band G
Chalets - £14,800

Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, Castle House, Fairways Business Park, INVERNESS IV2 6AA. 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.

Travel directions: From Fort William, take the A830 signposted Mallaig. After 26 miles on reaching Lochailort turn left onto the A861 to Genuig. After about 4.5 miles, the entrance to the property is on the right-hand side of the road.

Services: Private water, private drainage (Sepa Registered), mains electric.

Moveables: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation. The cabins will be sold fully equipped and furnished.

Burial ground: There is a private burial ground located on the small peninsula at the northern end of Lot 1.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Plans, areas and schedules: These are based on the Ordnance Survey and Title Deeds and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. Note If you require this publication in an alternative format, please contact Strutt & Parker on 01463 719171.

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 sellers reserve 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 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 sellers shall be entitled to resile from the contract. The sellers in that event reserve the right to resell or deal otherwise with the subjects of sale as they think fit. Furthermore, they shall be entitled to retain in their 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 purchaser's failure and in the event of the loss being less than the amount of the said deposit the sellers shall account to the purchaser for any balance thereof remaining in their 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 sellers 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 sellers and the purchaser as at the said date of entry.

Strutt & Parker Inverness

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