



PRIVATE ISLANDS INC.

Eilean Righ

KING'S ISLAND - LOCH CRAIGNISH - ARGYLL & BUTE - SCOTLAND

Eilean Righ - the King's Island - is a 261-acre private sanctuary deep in the sheltered reaches of Loch Craignish, Argyll & Bute. Two Iron Age forts crown its headlands; a masterfully converted stone steading and a three-bedroom farmhouse anchor its heart; and beneath the native woodland lies some of the most considered infrastructure of any island in the British Isles - undersea power, a 95-metre well, and a helicopter hangar that puts Glasgow twenty minutes away. This is not a blank canvas. It is a legacy estate, stewarded for a quarter of a century into something Scotland rarely offers: a genuine year-round island home.

GBP 6,500,000

261 ACRES - IRON AGE PROVENANCE - HELICOPTER HANGAR - FREEHOLD

THE ESTATE

At a Glance

PRICE	GBP 6,500,000
LOCATION	Loch Craignish, Argyll & Bute, Scotland
ACREAGE	261 acres
MAIN HOUSE	Converted steading, Caithness stone, oak floors
FARMHOUSE	3-bedroom, garage, workshop, wine cellar, gun room
HANGAR	5,000 sq ft helicopter hangar, VASI landing
BOATHOUSE	Stone, reinforced slips, seaplane + cargo
JETTY	Floating jetty, deep-water yacht mooring
HERITAGE	Two Iron Age forts (duns)
PATHS	10 km maintained paths and bridges
POWER	3-phase undersea/underground mains + generator
WATER/TECH	95m well, Starlink, microwave link
ACCESS	20-30 min helicopter from Glasgow
TENURE	Freehold

HIDDEN INFRASTRUCTURE

Extensive underground and undersea infrastructure you never see: three-phase power mains run undersea and underground with automatic generator backup, a 95-metre freshwater well, microwave telecommunications, and Starlink internet - engineered invisibly beneath 261 acres of Highland





THE ISLAND

A Highland Sanctuary

Deep in the folds of Scotland's western seaboard, Eilean Rìgh occupies 261 acres of Loch Craignish - a long, sheltered sea loch off the Argyll coast. The island reads like a Highland estate in miniature: two Iron Age duns on the high ground, native woodland in the hollows, and ten kilometres of paths and bridges threading bays, beaches, and rocky headlands. Twenty-five years of deliberate improvement have made it one of the most comprehensively engineered private islands in Britain - yet from the water, it looks untouched. That is the point.

HERITAGE

Royal & Ancient Provenance

The Gaelic name means King's Island, and the claim is older than the language: two Iron Age forts have kept watch over these shores for two millennia. In the last century the island became the retreat of Sir Reginald Fleming Johnston - tutor to China's last emperor, Pu Yi - a royal connection no other Scottish island can match. The current stewardship honours both pasts: the ancient sites are protected and walked daily, while modern luxury runs quietly, invisibly, underneath.

RESIDENCES

Homes & Outbuildings

The Main House began life as a stone steading and has been rebuilt as a principal residence: Caithness stone, oak floors, and a chef's kitchen with nine hobs and three ovens. Consent is in place for a 3,000-square-foot extension that would close the steading into a central courtyard. The Farmhouse is a three-bedroom second dwelling, its adjoining wing given over to a large garage, workshop, wine cellar, and a dedicated gun room.

CONNECTIVITY

Aviation & Marine

Aviation & Marine: a 5,000-square-foot insulated helicopter hangar with VASI landing guidance puts Glasgow International twenty to thirty minutes away by air. A stone boathouse with reinforced-concrete slips is arranged for seaplane and cargo delivery, and an ultra-modern floating jetty takes deep-water yachts - with the sailing hub of Ardfarn close at hand.





TERRAIN

Land and Water

Two hundred and sixty-one acres of Iron Age forts, native woodland, and ten kilometres of maintained paths and bridges. The shoreline turns constantly - sheltered bays, shingle beaches, dramatic rocky headlands - with an ultra-modern floating jetty ready for deep-water yachts. Sporting life is catered for too: a 750-metre shooting range, a solar-powered stone hut, and a temperature-controlled larder for the management of the island's deer.

KNOWN FOR

A legacy Scottish sanctuary: Iron Age and royal provenance, a working estate heart, and extensive underground and undersea infrastructure - all 261 acres held as a single freehold, twenty minutes by helicopter from Glasgow.



ARRIVAL

Access

Arrival is part of the appeal. Lift from Glasgow International and be on the island in twenty to thirty minutes, touching down at the estate's own hangar - or make the short boat crossing from the mainland. Ashore, ten kilometres of paths and bridges join every corner, from the forts to the farthest headland.

ENGINEERING

Utilities & Technology

What you never see is what sets Eilean Righ apart. Three-phase power arrives by undersea and underground mains with automatic generator backup; water comes from a 95-metre well with 5,000 litres of storage; connectivity is a microwave link backed by high-speed Starlink. A concrete observatory base with three-phase power waits under Argyll's dark skies.

OWNERSHIP

Lifestyle and Value

A holding in the truest sense - two thousand years of recorded presence, twenty-five of deliberate improvement. Genuine year-round residence, minutes from Glasgow, the yachting hub of Ardfarn, and the Inner Hebrides cruising ground.

THE REGION - SCOTLAND, SIMPLY

Across much of Europe, buying an island means friction: in Greece and Croatia, private islands are usually freehold but need ministerial approval - six to twelve months. Scotland is simpler. Eilean Righ transfers as a whole-island freehold under familiar UK law, and it is currently the only Scottish island on Private Islands Inc.'s Europe board.

LOCATION

On the Map

LOCH CRAIGNISH - ARGYLL & BUTE - SCOTLAND



Straight-line distances, approximate • Coastline: Natural Earth

EILEAN RIGH

Loch Craignish, Argyll & Bute • 56.16°N, 5.54°W

DISTANCES

Glasgow International	47 mi
Oban	17 mi
Edinburgh	91 mi

ELEVATION & CLIMATE

Dùn Rìgh (highest point)	55 m (180 ft) above sea level
Summer high (Jul avg)	63°F
Winter low (Feb avg)	34°F
Sea temperature	45-57°F

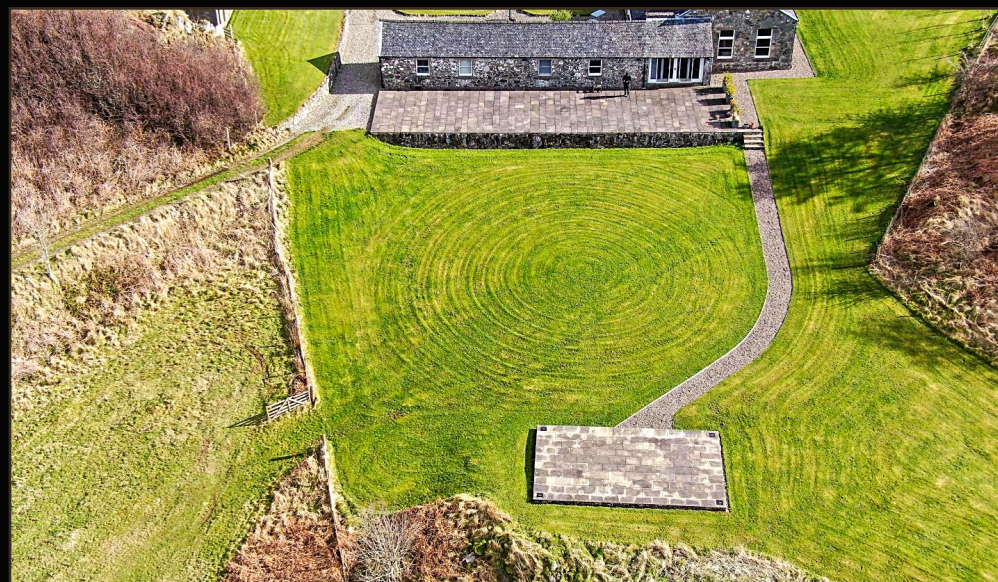
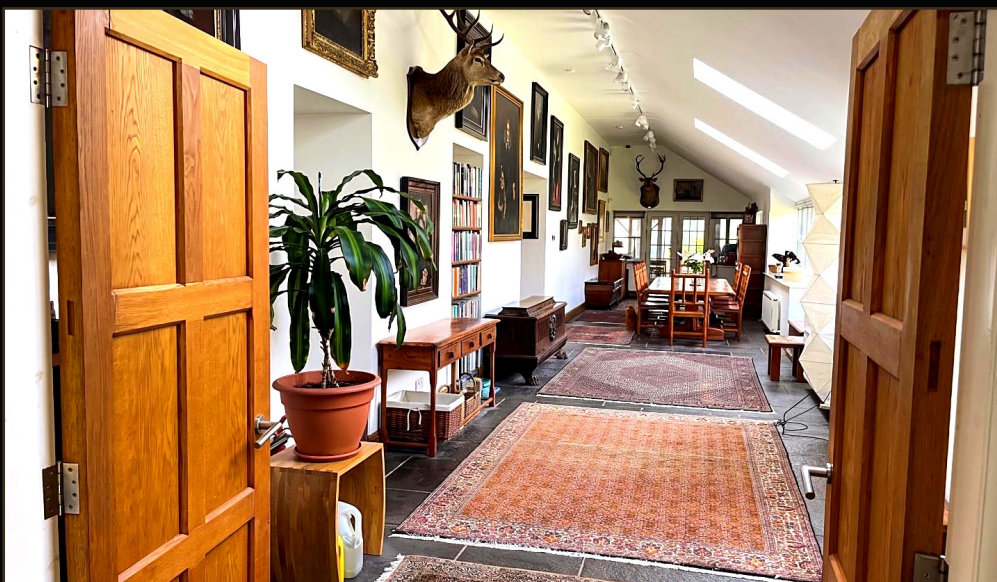
ACCESS

- 20-30 min helicopter flight from Glasgow International (listing)
- 5,000 sq. ft. insulated helicopter hangar with VASI landing system
- Short boat crossing from the mainland

Straight-line distances, approximate.
Sources: Wikipedia, weather2travel, seatemperature.org (see sources.txt).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Eilean Righ

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info@privateislandsinc.com

www.privateislandsonline.com



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