

BOTHAN NAN CREAG, ROSHVEN, GLENUIG



KEY FEATURES

A detached coastal property featuring modern dormer windows, set in an elevated position with surrounding natural landscape and sea views to the small Isles.

Tranquil location

Double and Triple Glazing

An excellent Energy Performance Rating C:80

Council Tax Band E / Tenure is Freehold

Private Sauna

Boathouse with direct access to the water

Raised decking area

Garage

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER: £920,000

DESCRIPTION

Bothan Nan Creag is set in a stunning, peaceful, waterside location. A beautifully presented home which offers a perfect blend of modern comfort and natural, seaside surroundings.

The entrance leads into a bright and welcoming interior, where natural light flows throughout the living spaces.

The kitchen and dining areas provide a central hub of the home, combining practicality with modern style. Large windows frame views of the surrounding landscape. The property also benefits from well-proportioned bedrooms, double and triple glazing, well insulated throughout, air source heat pump heating and a wood burning stove. Outside there is a sauna and a boathouse with direct access to the beach.

This is a unique opportunity to acquire a modern, well-maintained home in a tranquil and picturesque location ideal for those seeking both comfort and lifestyle.

DIRECTIONS **Bothan Nan Creag, Roshven, Glenuig PH38 4NB**

From Fort William head briefly north and then west on the A830 towards Mallaig for 25-27 miles, passing through Corpach and Glenfinnan. Continue until Lochailort. Turn left immediately after the Lochailort Inn onto the A861. In 4 miles you reach Roshven. Approximately 1.7 miles after the Roshven sign Bothan nan Creag is on the right hand side. Take the right hand gate and fork left down the hill to reach the property.

LOCATION/AMENITIES

Roshven is a small and picturesque coastal hamlet located in the Scottish Highlands, set along the shores of Loch Ailort in the sought-after area of Lochaber.

The location is renowned for its natural beauty, with panoramic views across the sea to the Small Isles and easy access to beaches, woodland, and hillside walks. Residents can enjoy a wide range of outdoor pursuits including hillwalking, kayaking, fishing, and wildlife watching, with frequent sightings of deer, seals, dolphins and even golden eagles.

Despite its peaceful and rural setting, Roshven remains well-connected. The village of Glenuig is nearby. The junction at Lochailort provides access to the popular "Road to the Isles," linking you to Fort William in around 40 minutes, as well as ferry routes to the Isle of Skye and the Small Isles.

Local amenities are intentionally minimal, preserving the area's charm and sense of escape, while everyday conveniences, shops, cafés, and services can be found within a short drive. The wider region offers a wealth of attractions including beaches, golf courses, historic sites, and outdoor adventure activities, making it ideal for both full-time living and holiday retreats.

ACCOMMODATION Hallway, Utility, Kitchen-Diner, Lounge, Family Bathroom, study/bedroom and additional bedroom. First Floor - Master Suite, Family Bathroom, Study Room , Bedroom.

Sauna & Boathouse

A standout feature of the property is the beautifully designed outdoor sauna, set within the garden in a contemporary pod style with a glazed frontage. This unique addition creates a luxurious wellness space, perfectly positioned to enjoy the peaceful setting.

A detached timber boathouse set within the grounds, providing excellent storage for boats, kayaks, and outdoor equipment. Ideally positioned for easy access to the water, this practical outbuilding is well suited to those looking to enjoy the surrounding coastal environment and outdoor pursuits.

Some of the boats within the boathouse may be available by separate negotiation.



HALLWAY: 3.50m x 3.07m

A bright and well-presented, versatile room featuring original wooden flooring, wooden shelving, a cosy seating area, recessed ceiling spotlights, and solid wood internal doors.

UTILITY: 3.10m x 3.07m

Spacious utility with stunning sea views, featuring plumbing for a washing machine, a sink with stylish dark blue matt units and original wooden flooring

LOUNGE : 8.02m x 4.37m

A beautifully spacious lounge featuring bespoke built-in bookshelves and a striking picture window that frames incredible views across the sea to the Small Isles. The room is further enhanced by a charming wood-burning stove and original wooden flooring.

KITCHEN—DINER: 8.49m x 3.74m

A stylish open-plan kitchen-diner featuring sleek dark blue matt units paired with solid wood worktops. The space is well-equipped with an integrated fridge freezer, oven and hob, along with plumbing in place for a dishwasher. Original wooden flooring. A sliding door opens onto outdoor decking, offering stunning views and a perfect extension of the living space.



FAMILY BATHROOM: 3.12m x 2.41m

Bright and generously proportioned, this space features stylish cork-sealed flooring. The well-appointed bathroom boasts both a large walk-in shower and bath with elegant marble-effect tiles. Additional highlights include a heated towel rail and contemporary spotlights.



STUDY/ BEDROOM: 2.88m x 2.71m

A bright and well-presented single bedroom or study featuring a large window, original wooden flooring, built-in storage, and a cosy yet versatile layout with space for seating or a guest bed.



BEDROOM: 4.50m x 2.88m

A spacious and bright double bedroom featuring large picture windows with woodland views, original wooden flooring, built-in wardrobe and ample space for a comfortable seating or reading area.



First Floor-

MASTER SUITE : 6.35m x 4.96

A spacious and characterful bedroom featuring vaulted ceilings with recessed spotlights, large windows with stunning sea views, built-in wardrobe and two cupboards, original wooden flooring, and a generous layout.



STUDY ROOM/BEDROOM: 4.08m x 3.99m

A bright and spacious double room with original wooden flooring and a large window offering stunning sea views. The room also features built-in bookshelves.



BEDROOM: 3.89m x 4.35m

A spacious double room featuring original wood flooring, large storage cupboard, and stunning sea views.



FAMILY BATHROOM 3.79m x 2.28m

This space features stylish cork-sealed flooring. The well-appointed bathroom boasts both a large walk-in shower and bath with wet wall. Additional highlights include a heated towel rail, bidet, skylight window and contemporary spotlights.



EXTERNAL

The property enjoys an exceptional waterfront position with direct access to the shoreline and stunning open views across the bay.

A raised timber deck adjoins the house, providing an ideal space for outdoor seating and entertaining while taking full advantage of the coastal outlook. The shoreline comprises a mix of natural rock and a pebble beach, offering easy access to the water and excellent potential for kayaking and other water activities.

Areas around the house are grassed with natural stone sloping towards the shore. A boathouse is positioned at the top of the beach, providing practical storage and direct access for launching small craft.

To the rear, the property is bordered by mature woodland, creating a high degree of privacy and shelter. The detached sauna is also situated within the grounds, offering a peaceful retreat and enhancing the property's lifestyle appeal. In addition, the boathouse provides further storage or ancillary use.

Overall, the outside space complements the setting perfectly, offering a rare combination of direct waterfront access, privacy, and natural beauty.

The subjects of sale are Land Registered under title number INV13042. The subjects will be sold under exception of a rocky promontory. Boundary plan available on request.





McIntyre & Company, 38 High Street, Fort William, PH33 6AT Tel: 01397 703231 Email: property@solicitors-scotland.com Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Our firm's privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject contact our offices either by e-mail:

law@solicitors-scotland.com or telephone 01397 703231.