

Former Church

KILMARTIN, LOCHGILPHEAD, PA31 8RQ



*FORMER KILMARTIN PARISH CHURCH -
UNIQUE REDEVELOPMENT OPPORTUNITY*



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A LANDMARK BUILDING WITH EXCEPTIONAL REDEVELOPMENT POTENTIAL

McEwan Fraser Legal is proud to present an extraordinary opportunity to acquire the former Kilmartin Parish Church, an iconic Gothic Revival building set in the heart of Kilmartin Glen, Argyll – one of Scotland’s most historically rich and visually inspiring locations. This is the first time the property has been offered for sale on the open market, representing a rare chance to secure one of the region’s most distinctive landmarks.

Perfectly positioned at the centre of Kilmartin village, between the much-loved Kilmartin Pub and the world-class Kilmartin Museum, the church stands at the gateway to the glen’s renowned walking trails, standing stones, and ancient monuments. With over 70,000 visitors annually, and Kilmartin Glen named by the New York Times as the 4th best place in the world to visit in 2023, this is a compelling opportunity to acquire a property at the heart of one of Scotland’s most captivating cultural landscapes.



A BLANK CANVAS WITH ENDLESS POSSIBILITY

Constructed in 1835 by architect James Gordon Davis, the church is a striking example of traditional Scottish ecclesiastical design. Its stone façade, pointed arch windows, detailed stonework, and steep roofline give it remarkable presence, while lofty ceilings and abundant natural light create a serene and uplifting atmosphere – an inspiring starting point for any adaptive re-use.

The internal roof structure showcases the craftsmanship of its original timberwork and has recently been professionally treated for woodworm as a preventative measure, helping ensure the long-term preservation of the structure. Currently in use as a studio and workshop, the property benefits from approved planning consent for a water and waste connection, as well as permission for an accessible ground-floor toilet. These works are yet to be carried out, giving a new owner freedom to tailor installations to their needs.



HUGE FLEXIBILITY FOR REDEVELOPMENT

Offering significant interior volume across two levels, the church lends itself to a wide variety of uses (subject to consents), including: boutique wedding, event, or hospitality venue; gallery, studio, or creative hub; retail or mixed-use concept combining workspace, café, and exhibition areas; residential development or short-term accommodation; or a community or heritage project complementing the museum and local enterprises. The ground floor is a vast open-plan space with original pews, pulpit, and timber features, while the upper floor, with its own separate entrance, offers clear potential for a self-contained apartment or studio, ideal for live/work or as an additional income stream.





KEY FEATURES

- Exceptional Gothic Revival former parish church
- First time offered for sale on the open market
- Structurally sound and currently in active use
- Roof structure recently treated throughout for woodworm
- Original pews, pulpit, and interior features included
- Large, light-filled interiors with striking proportions
- Strong visual presence in a high-footfall heritage area
- Short distance to the west coast for lifestyle appeal
- Ideal for tourism, hospitality, creative, or mixed-use schemes

Offers invited. Early viewing strongly recommended.



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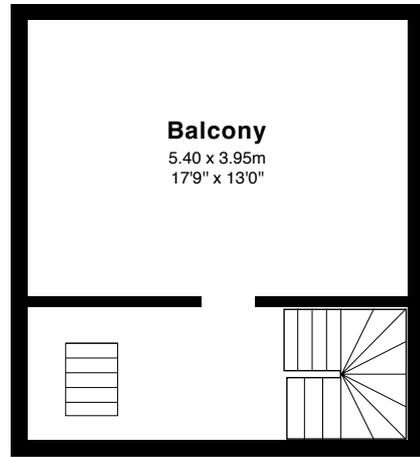
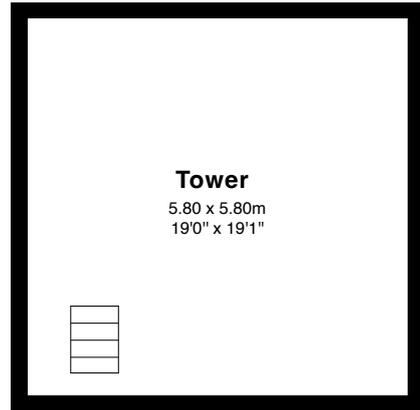
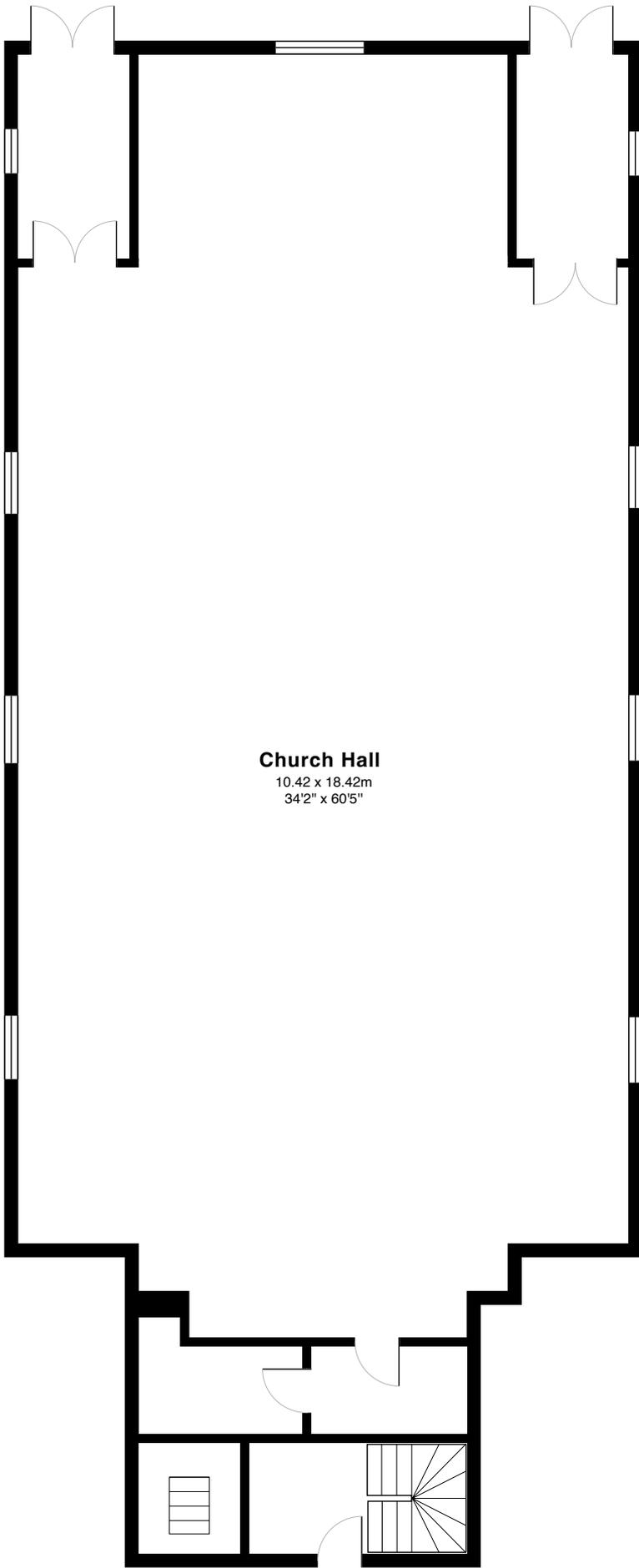


A PRIME SETTING IN HISTORIC ARGYLL

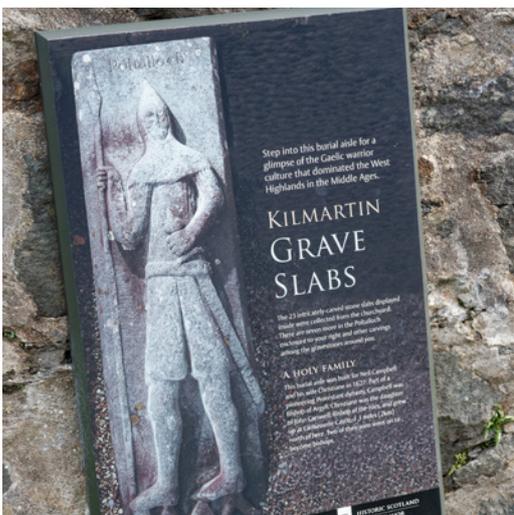
Kilmartin is internationally recognised for its archaeological and cultural significance, with more than 800 monuments spanning 5,000 years of history. Despite its ancient roots, the village is a thriving rural community, minutes from Lochgilphead and within easy reach of the wider Argyll coastline. The gorgeous west coast lies just a short drive or leisurely cycle away, offering breathtaking scenery, wild swimming spots, and endless coastal walking routes – adding strong lifestyle appeal to its exceptional historic setting.

This is a unique opportunity to acquire a landmark building of outstanding architectural merit, perfectly positioned within one of Scotland's most atmospheric and culturally compelling destinations – offering both creative freedom and commercial potential in equal measure.









Kilmartin is internationally renowned for its extraordinary archaeological significance, situated within Kilmartin Glen, one of Scotland's most important prehistoric landscapes. The area attracts visitors throughout the year and lies within easy reach of Lochgilphead and the wider Argyll coastline, making tourism, hospitality, or lifestyle-led redevelopment particularly compelling.





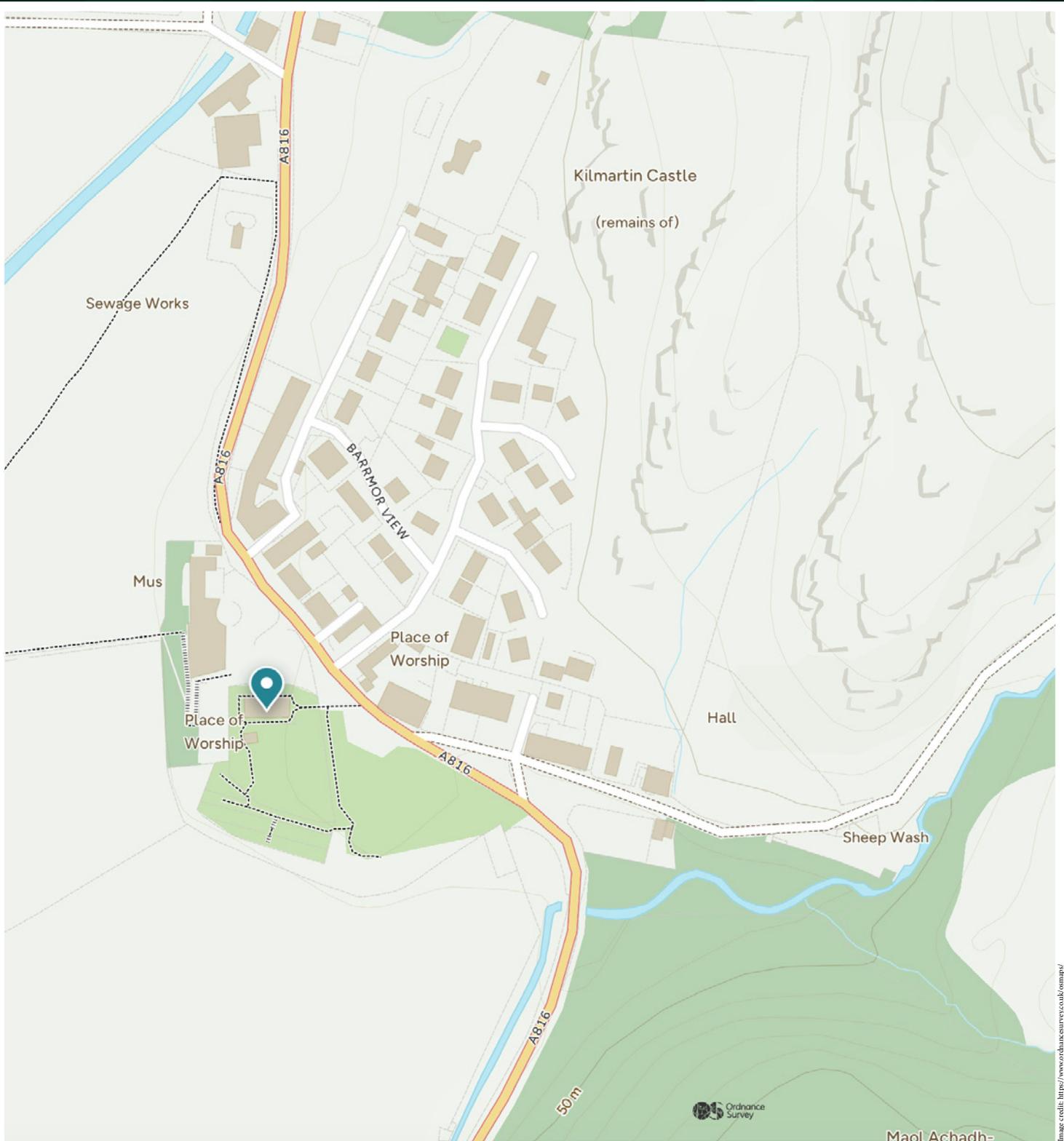


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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