



Woodleigh

Benvoullin Road | Oban | PA34 5EF

Guide Price £410,000

Fiuran
PROPERTY

Woodleigh

Benvoullin Road | Oban | PA34 5EF

Woodleigh is a stunning granite & sandstone Villa with panoramic views of Oban Bay & the Islands beyond, located a short walking distance from Oban town centre. Built circa 1872 and retaining many original features, it benefits from recent improvements including a new roof, and would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Gorgeous semi-detached Villa close to town centre
- Breathtaking sea views of Oban Bay & Islands beyond
- Lounge, Sitting Room, Dining Room, Kitchen, WC, Bathroom
- 4 Bedrooms, 2 En Suites, Shower Room, Office/5th Bedroom
- Excellent storage, including various press cupboards & 2 Lofts
- Double glazing, gas central heating & multi-fuel stove
- Period features including stunning wooden staircase
- Original cornicing, ceiling roses & period fireplaces
- Engraved glass inner entrance door with matching window
- Wooden internal doors & skirtings (some original handles)
- Full re-wire, replacement central heating & new roof
- Decked areas to front & rear of property, garden shed
- Sloped front garden with shrubs/trees, pathway & steps
- Ample on-street parking to front of property
- Convenient to local amenities, including leisure centre



Woodleigh is a stunning granite & sandstone Villa with panoramic views of Oban Bay & the Islands beyond, located a short walking distance from Oban town centre. Built circa 1872 and retaining many original features, it benefits from recent improvements including a new roof, and would make a wonderful family home. The property was formerly a family run bed and breakfast. The current internal layout would easily lend itself to this use being re-established by the new owner.

The ground floor accommodation comprises entrance Porch with Victorian tiled floor, Hallway with impressive wooden staircase rising to the first floor, large Lounge with multi-fuel stove and impressive Bay window to the front, Sitting Room with marble fireplace & window seat, Dining Room, fitted Kitchen with a range of white goods, Vestibule, and WC.

The first floor offers 4 double Bedrooms, 2 newly fitted En Suite Shower Rooms, an Office/5th Bedroom, modern family Bathroom, and spacious Shower Room. The property also benefits from 2 Loft spaces.

Understood to be built for one of the McCaig family members, it is located close to McCaig's Tower and benefits from many attractive, original features such as decorative ceiling corncicing and internal woodwork/doors. The central heating system has been upgraded with a new gas combi boiler, radiators and full replacements of pipe work. All window and floor coverings are to be included in the sale. Externally, there is a large, decked area to the front and attractive sloped garden ground, along with a further small, raised deck/drying area and garden shed to the rear. There is further ground to the rear of the property.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via on-street parking to the front of the property, and steps leading to a gravelled pathway to the front & side, with an entrance at the side into the Porch.

GROUND FLOOR: PORCH

With storm doors, original Victorian tiled floor, and engraved glass inner door leading to the Hallway.

HALLWAY

With original wooden staircase with fitted carpet rising to the first floor, under-stair storage cupboard, radiator, wood effect flooring, engraved window to the rear elevation, and doors leading to the Lounge, Sitting Room, Dining Room, and Kitchen. 2 decorative light fittings, large mirror and matching occasional table included in the sale.

LOUNGE 6.45m x 4.1m (max)

With Bay window to the front elevation, 2 radiators, period fireplace with multi-fuel stove, 2 press cupboards, and wood effect flooring. Decorative light fitting, mantelpiece mirror, and fireplace companion set included in the sale.

SITTING ROOM 4.55m x 3.65m

With window to the front elevation, window seat, radiator, marble fireplace, and press cupboard. Decorative light fitting and mantelpiece mirror included in the sale.



DINING ROOM 3.8m x 3.2m

With window to the rear elevation, radiator, brick effect fire surround, ceiling pulley, and wooden flooring. Decorative light fitting included in sale.

KITCHEN 4.55m x 3.55m

Fitted with a range of white base units, complementary work surfaces, centre island/breakfast bar, sink & drainer, Range cooker with gas hob & electric ovens, cooker hood, American style fridge/freezer, radiator, shelved cupboard, shelved larder, further cupboard housing the combi boiler and washing machine, small wall-mounted unit, laminate flooring, windows to both side elevations, and door leading to the Vestibule.

VESTIBULE 1.8m x 0.85m

With window to the side elevation, laminate flooring, door leading to the WC, and external door leading to the side of the property.

WC 1.25m x 1.15m

With WC & wash basin, chrome heated towel rail, laminate flooring, and window to the rear elevation. Mirror, medicine cabinet, and shoe rack included in sale.

FIRST FLOOR: MIDDLE LANDING

With stairs rising to the upper landing, fitted carpet, and door leading to the Inner Hall.

INNER HALL

With fitted carpet, walk-in shelved cupboard with window to the side elevation & vinyl flooring, fitted carpet, Loft access, and doors leading to the Office/Bedroom, Bathroom and Shower Room.

OFFICE/BEDROOM 2.55m x 2.4m (max)

With window to the side elevation, radiator, fireplace, and fitted carpet.

BATHROOM 2m x 1.4m

Fitted with a modern white suite comprising bath with electric shower over, WC & vanity wash basin, chrome heated towel rail, wall-mounted mirror, Respatex style wall panelling, vinyl flooring, and window to the side elevation.

SHOWER ROOM 2.35m x 1.85m

Fitted with a modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, radiator, fireplace, Respatex style wall panelling, vinyl flooring, and window to the side elevation. Over-mantel mirror and stand-alone storage cabinet included in sale.



FIRST FLOOR: UPPER LANDING

With Velux style Skylight, fitted carpet, radiator, and doors leading to all 4 Bedrooms.

BEDROOM ONE 3.75m x 3.15m

With window to the front elevation, radiator, fire surround, fitted carpet, press cupboard, and door leading to the En Suite. Light shade & towel stand included in sale.

BEDROOM ONE EN SUITE SHOWER ROOM 2.15m x 1m

With modern white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, wall-mounted mirror, vinyl flooring, Loft access, and window to the front elevation.

BEDROOM TWO 3.75m x 2.95m

With window to the front elevation, radiator, fire surround, fitted carpet, press cupboard, and door leading to the En Suite. Light shade and wardrobe included in sale.

BEDROOM TWO EN SUITE SHOWER ROOM 2.15m x 1m

With modern white suite comprising WC & wash basin, shower enclosure with electric shower, chrome heated towel rail, wall-mounted mirror, and vinyl flooring.

BEDROOM THREE 3.7m x 3.15m

With window to the rear elevation, radiator, fire surround, fitted carpet, and press cupboard. Light shade, wardrobes and mirror included in sale.

BEDROOM FOUR 3.7m x 2.95m

With window to the rear elevation, radiator, period fireplace, laminate flooring, and press cupboard. Light shade, mirror and towel stand included in sale.

GARDEN

The front garden boasts an array of attractive & colourful shrubbery, with steps and gravelled pathways leading from the road up to the house. A large, decked area in front of the property takes in the spectacular views across the town, Oban Bay, Kerrera and the sound of Mull. There is a further decked area to the rear of the property, housing a Brabantia rotary airer, which is accessed via stone steps. There is extensive ground beyond the raised deck which could be further utilized, if required. There is also a timber garden shed to the rear of the property. 2 wood stores, 3 garden storage boxes, 2 garden dining tables (each with 4 matching chairs), and a rattan effect corner suite with matching storage unit, table and 2 armchairs (including cushions) are included in the sale.



Woodleigh, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.

Council Tax: Band F

EPC Rating: D59

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From the A85 from Glasgow, turn left onto Deanery Brae, and carry straight on to Dalriach Road. At the crossroads, take a sharp left then left again onto Benvoullin Road. Woodleigh is on the right and can be identified by the For Sale sign.

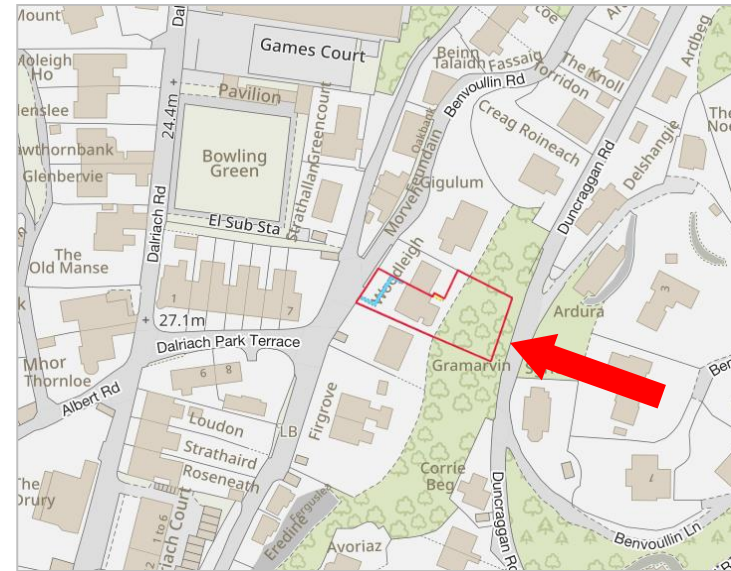
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

