



Invercloy

Ardconnel Terrace | Oban | PA34 5DJ

Guide Price £499,950

Fiuran
PROPERTY

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Invercloy is a beautiful detached Victorian Villa with panoramic views of Oban Bay & the Islands beyond, located a short walking distance from Oban town centre. Built circa 1880 and retaining many original features, it would make a wonderful family Home or Guest House.

Special attention is drawn to the following:-

Key Features

- Immaculate detached Villa close to town centre
- Breathtaking sea views of Oban Bay & Islands beyond
- 2 Reception Rooms, large Kitchen/Diner, Vestibule
- 6 Bedrooms, Office/7th Bedroom, 2 En Suites, 2 Shower Rooms
- 2 Lofts including fully floored & sheeted Attic above Kitchen
- 4 large Bay windows to the front
- Mains gas central heating & 2 open fires (not in use)
- Period features including impressive staircase
- Original cornicing, ceiling roses & woodwork
- Stained glass window on landing
- Patio/terrace to the front, with spectacular views
- Enclosed & beautifully maintained rear garden with lawn
- Free on-street parking to front of property
- Convenient to local amenities, including leisure centre
- Short-term letting licence in place



Invercloy is a beautiful detached Victorian Villa with panoramic views of Oban Bay & the Islands beyond, located at the top of Jacob's Ladder, a short walking distance from Oban town centre. Built circa 1880 and retaining many original features, it would make a wonderful family Home or Guest House (short term letting licence is in place).

The ground floor accommodation comprises entrance Porch with Victorian tiled floor, Hallway with impressive staircase rising to the first floor, 2 large Reception Rooms with Bay windows to the front, sizeable Kitchen/Diner with a range of white goods, double Bedroom, Office/Bedroom, modern Shower Room, and Vestibule with door leading to the rear garden. The first floor offers 5 further Bedrooms (2 with En Suite Shower Rooms), and a further Shower Room. There is also a fully floored & sheeted Attic space with window above the Kitchen/Diner, accessed from the Vestibule.

With many attractive, original features such as decorative ceiling corning and internal woodwork/doors, Invercloy also benefits from mains gas central heating. There are attractive fireplaces & Bay windows in both Reception Rooms. All window & floor coverings are to be included in the sale.

Externally, there is a wonderful patio area/terrace to the front, taking in the spectacular views, and an attractive enclosed garden with lawn to the rear. There is further ground across the road to the front included in the sale.

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 the front entrance Porch.

GROUND FLOOR: PORCH

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

HALLWAY

With original staircase with fitted carpet rising to the first floor, under-stair storage cupboard, radiator, wooden flooring, and doors leading to Reception Room One, Reception Room Two, the Kitchen/Diner, Bedroom One, Office/Bedroom, and the Shower Room.

RECEPTION ROOM ONE 5.45m x 4.15m (max)

With Bay window to the front elevation, radiator, fireplace with open fire, shelved recess, and fitted carpet.

RECEPTION ROOM TWO 5.45m x 4.15m (max)

With Bay window to the front elevation, radiator, fireplace with open fire, shelved recess, and fitted carpet.

BEDROOM ONE 4.15m x 2.8m

With window to the side elevation, radiator, wall-mounted vanity wash basin, and fitted carpet.



OFFICE/BEDROOM 3.85m x 2.8m

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

SHOWER ROOM 1.6m x 1.45m

With white suite comprising WC & wall-mounted wash basin, Shower Enclosure with Respatex style wall panelling & electric shower, heated towel rail, vinyl flooring, and window to the side elevation.

KITCHEN/DINER 5.4m x 4.05m

Fitted with a range of white base & wall-mounted units, complementary work surfaces, stainless steel sink & drainer, 2 built-in electric ovens, gas hob, stainless steel cooker hood, dishwasher, 2 washing machines, gas tumble dryer, Respatex style splash-backs, feature stone wall, radiator, ceiling pulley, ceiling downlights, windows to the rear & side elevations, and door leading to the Vestibule.

VESTIBULE 3.55m x 1.45m

Housing the hot water cylinder & gas boiler, with window to the side elevation, access to the Attic, stone floor, and external door to the rear garden. This area offers development potential, subject to the relevant consents.

FIRST FLOOR: UPPER LANDING

With stained-glass window to the rear elevation, radiator, built-in shelved cupboard, fitted carpet, and doors leading to Bedrooms Two, Three, Four, Five & Six, and the Shower Room.

BEDROOM TWO 3.5m x 2.85m

With window to the rear elevation, radiator, wall-mounted wash basin, and fitted carpet.

BEDROOM THREE 3.8m x 3.45m (max)

With window to the rear elevation, radiator, wall-mounted vanity wash basin, and fitted carpet.

BEDROOM FOUR 4.15m x 3.55m (max)

With Bay window to the front elevation, radiator, fitted carpet, and door leading to the En Suite.



BEDROOM FOUR EN SUITE SHOWER ROOM 2.3m x 1m (max)

With modern white suite comprising WC & wash basin, shower enclosure with Respatex style wall panelling & electric shower, radiator, wall-mounted LED mirror, and vinyl flooring.

BEDROOM FIVE 3.55m 2.25m

With window to the front elevation, radiator, wall-mounted wash basin, and fitted carpet.

BEDROOM SIX 3.85m 3.55m (max)

With Bay window to the front elevation, radiator, small built-in wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM SIX EN SUITE SHOWER ROOM 2.05m x 1m (max)

With modern white suite comprising WC & wash basin, tiled shower enclosure with electric shower, radiator, wall-mounted LED mirror, and vinyl flooring.

SHOWER ROOM 2.25m x 0.95m

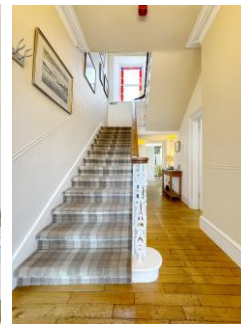
Fitted with a white suite comprising WC & wall-mounted wash basin, shower enclosure with Respatex style wall panelling & electric shower, radiator, vinyl flooring, and window to the rear elevation.

ATTIC 4.3m x 3m (max)

With window to the side elevation, radiator, wooden flooring, and eaves storage.

GARDEN

The landscaped rear garden is enclosed and boasts an array of attractive shrubs/trees, lovely stone walls, steps and a level lawned area/drying green to the top. There is a patio area to the rear which houses a lean-to shed/greenhouse, and a further paved patio/terrace to the front which is an ideal spot to take in the wonderful views and activity of Oban Bay. There is further ground to the front of the property (across the road) which is included in the sale. There is ample free on-street parking to the front, and the potential to add private parking off Ardconnel Road to the rear.





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 G

EPC Rating: E47

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. Take a left at the crossroads on to Ardconnel Road. Bear round to the right, and take a right at the next crossroads into Ardconnel Terrace. Invercloy is on the left and can be identified by the For Sale sign.

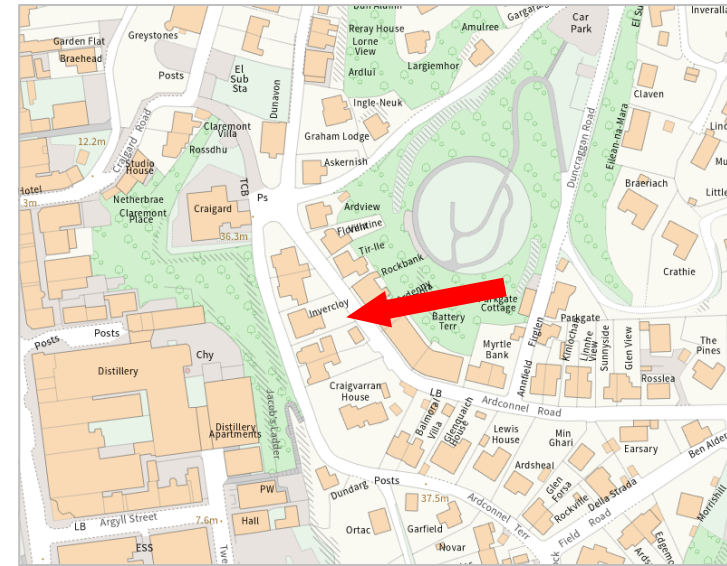
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

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

