

**DAWSONS**



**GLENROY GUEST HOUSE**  
**ROCKFIELD ROAD, OBAN, PA34 5DQ**

A Long Established Highly Regarded Guest House Enjoying Views Over  
The Rooftops Towards The Town And The Seascape Beyond  
Conveniently Situated For Access To The Town Centre

Excellent Self-Contained Owners' Accommodation

7 Letting Bedrooms All With En-Suite Or Private Facilities  
Guest Dining/Sitting Room : Kitchen : Study  
Owners' Sitting Room : 2 Bedrooms : Bathroom : Cloak Room

External Stores : Off-Street Parking

**Guide Price £495,000**

Independent Estate Agents of Argyll and the West Highlands



**Oban**, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a leisure/sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail. The surrounding area, steeped in history with an abundance of flora and fauna, abounds with outdoor sporting and leisure facilities including fishing and hill walking and is renowned for its outstanding sailing waters.

**Glenroy Guest House** is an impressive semi-detached traditional villa situated in a quiet residential area close to the town centre and from its elevated position enjoys views over parts of the town and towards the seascape beyond. The property has been extremely well maintained and upgraded by the current owners, whilst still maintaining much of the original character and elegance, including cornicing, ceiling roses and an impressive staircase. The letting bedrooms are arranged over three floors and there is excellent owners accommodation.

Offered for sale as a going concern **Glenroy** ([www.glenroyguesthouse.co.uk](http://www.glenroyguesthouse.co.uk)) is a long established, highly regarded and profitable guest house business having been successfully run by the current owners for the last 9 years. Operated to suit their own lifestyle, the business comes with potential to be further developed, increasing turnover and profitability. There are 7 letting bedrooms (5 doubles, one twin and one single), with 6 having en-suite shower rooms and the twin having an en-suite wc & whb with private shower room next door. All rooms are fully equipped with hospitality trays, televisions and hairdryers. In addition there is a comfortable guest dining room/sitting room. The property has mains gas central heating, double glazing and there is a small car park adjacent to the house.

### DETAILS OF ACCOMMODATION

**Porch:** 2.16m x 2.00m, external door to front, 2 windows to side, ceiling light fitting, tiled floor.

**Hall** with window to rear, 2 understair cupboards, further cupboard with shelving, 2 central heating radiators, ceiling light fitting, fitted carpet, **Store Room:** 2.50m x 1.72m, with window to rear, central heating radiator, ceiling light fitting.

**Sitting/Dining Room:** 4.05m x 3.94m plus area at bay window, bay window to front, fireplace with wood surround, marble effect inset and hearth (non-operational), central heating radiator, ceiling light fitting, fitted carpet.

**Study:** 3.37m x 3.00m, window to side, central heating radiator, ceiling light fitting, fitted carpet.

**Owners' Sitting Room:** 4.988m x 4.00m, window to side, central heating radiator, ceiling light fitting, fitted carpet.

**Kitchen:** 6.69m x 4.23m x 2.00m 'L' shaped, external glazed door to side, window to side, window to rear, fitted with a range of floor standing units with work tops and matching larder cupboard, 1½ bowl sink with drainer, dishwasher, gas 5 ring hob with extractor over, electric double oven, 2 fridges, freezer, washing machine, tumble dryer, built-in larder with light and shelving, understair cupboard, central heating boiler, central heating radiator, recessed lighting, vinyl flooring.

**Cloak Room** with window to side, whb in vanity unit, wc, ceiling light fitting, vinyl flooring.

**Bedroom 4:** 4.32m x 2.97m overall, window to front, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite** with whb, wc, heated towel rail, recessed lights, tiled floor.





**Shower Room** with shower enclosure, wc, whb, heated towel rail, recessed lighting, vinyl flooring.

An impressive staircase rises to the the first floor with feature glazed panel to rear at half landing, ceiling light fitting, fitted carpet

**Bedroom 1:** 4.41m x 2.99m, window to front, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite** with shower enclosure, wc, whb, heated towel rail, recessed lighting, tiled floor.

**Bedroom 2:** 5.07m x 3.19m, 2 windows to side, 2 central heating radiators, whb in vanity unit, ceiling light fitting, fitted carpet, **En-Suite** with shower enclosure, wc, heated towel rail, ceiling light fitting, vinyl flooring.

**Bedroom 3:** 4.13m x 3.92m plus area at bay window, bay window to front, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite** with shower enclosure, wc, whb, heated towel rail, recessed lighting, tiled floor.

**Bedroom 7:** 4.23m x 1.76m, window to rear, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite** with shower enclosure, wc, whb, ceiling light fitting, tiled floor.

A staircase rises to the second floor landing with hatch to roof space, ceiling light fitting, fitted carpet.

**Bedroom 5:** 3.43m into window area x 5.70m 'L' shaped, coombed (sloping) ceiling, window to rear, Velux roof light window, built-in wardrobe, 2 central heating radiators, recessed ceiling lights, fitted carpet, **En-Suite** with shower enclosure, wc, whb, heated towel rail, ceiling light fitting, laminate wood flooring.

**Bedroom 6:** 3.69m x 2.70m, coombed ceiling, window to front, central heating radiator, built-in wardrobe, recessed ceiling lights, fitted carpet, **En-Suite** shower enclosure, wc, whb, heated towel rail, ceiling light fitting, vinyl flooring.

A rear staircase rises from the owners' sitting room to a small landing and leading to -

**Bedroom:** 3.94m x 1.97m, window to side, ceiling light fitting, fitted carpet.

**Bedroom:** 4.78m x 4.16m, 3 windows to side, 2 central heating radiators, ceiling light fitting, fitted carpet, **Dressing Area** with window to side, hanging rails and shelving, **En-Suite** with window to side, bath with shower over, wc, whb, heated towel rail, laminate wood flooring.



## GROUNDS

Steps lead to the property from Rockfield Road, bordered to the side by an attractive display of mature shrubs and bushes and leading to a patio area. There is a small car park adjacent to the property. There are 2 *Timber Sheds* and a brick built *Store*.

## TRADING & CONTENTS

As the current owners choose to trade to suit their own lifestyle, there is scope to develop the business further and increase turnover and profitability. Financial information will be made available to suitably qualified enquiries. All trading contents, with the exception of any items of a personal nature, will be included in the sale. An inventory will be made available to the purchaser.

## GENERAL INFORMATION

**Services:** Mains electricity, water, gas and drainage. **Energy Performance Rating:** G.

**Rateable Value:** £7,900. Non residential apportionment £6,400. Currently eligible for 100% rates relief. **Council Tax:** Band C.

**Note:** All measurements are overall, including the en-suites.

**Guide Price:** Four Hundred & Ninety Five Thousand Pounds (£495,000). Offers are invited and should be submitted to the Selling Agents.

**Viewing:** Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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