

## Lorne View

Ardconnel Road | Oban | PA34 5DW

Guide Price £389,500

**Fiuran**  
PROPERTY

# Lorne View

Ardconnel Road | Oban | PA34 5DW

Lorne View is a beautifully renovated traditional townhouse with spectacular views across Oban Bay, located only a short walking distance from the town centre. Retaining many original features, it comprises a gorgeous 3 Bedroom Family Home over the top 2 floors and a self-contained Annex with 1 Bedroom on the ground floor.

Special attention is drawn to the following:-

## Key Features

- Stunning Traditional Townhouse with 4 Bedrooms
- Elevated position with panoramic sea views
- Renovated throughout to an exceptional standard
- Annex with Kitchen, Dining Room, Lounge, Bedroom & Shower Rm
- Lounge, Dining Room, Kitchen & Bathroom on middle floor
- 3 Bedrooms, drying cupboard & access to Loft on top floor
- Double glazing & gas central heating throughout
- Period features including stunning wooden staircase
- High ceilings, wooden panelling & attractive fireplaces
- Beautiful stained-glass window on stairwell
- All contents available separately, if required
- Rear patio area with covered hot tub
- Pathway with seating area to side of property
- Scope to add a Velux Roof terrace (subject to the relevant consents)
- Ample on-street parking to front of property
- Convenient to local amenities, including leisure centre
- Successful holiday let run from the Annex offering income potential



Lorne View is a beautifully renovated traditional townhouse with spectacular views across Oban Bay, located only a short walking distance from the town centre. Retaining many original features, it comprises a gorgeous 3 Bedroom Family Home over the top 2 floors and a self-contained Annex with 1 Bedroom on the ground floor.

The ground floor accommodation comprises entrance Porch & Hallway, with stairs rising to the first floor and door leading to the Annex. There is a further external door at the rear of the property providing direct access to the Annex, which comprises a beautiful Lounge area to the front, Dining Area, modern fitted Kitchen, luxurious double Bedroom and contemporary Shower Room.

The first floor offers another beautiful Lounge to the front with Dining Room off, a large fitted Kitchen to the rear, and a gorgeous family Bathroom. There are 3 further Bedrooms on the top floor, along with a large drying cupboard and access to the Loft.

In addition to many attractive features including an original staircase and stained glass window, the property also benefits from gas central heating and double glazing throughout. All white goods and items of furniture are available separately, if required. Externally, there is a patio area to the rear housing a covered hot tub, and paved access with seating area to the side.

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 entrance at the front into the Porch, or at the rear into the Annex.

### **GROUND FLOOR: PORCH** 2m x 1.9m

With built-in storage unit, coat hooks, tiled flooring, and glazed door leading to the Hallway.

### **HALLWAY**

With original wooden staircase with fitted carpet rising to the first floor, radiator, and door leading to the Annex.

### **ANNEX: LOUNGE** 4.3m x 3.5m

With attractive fireplace & gas fire, radiator, recessed unit, and window with window seat to the front.

### **ANNEX: DINING ROOM** 3m x 2.2m

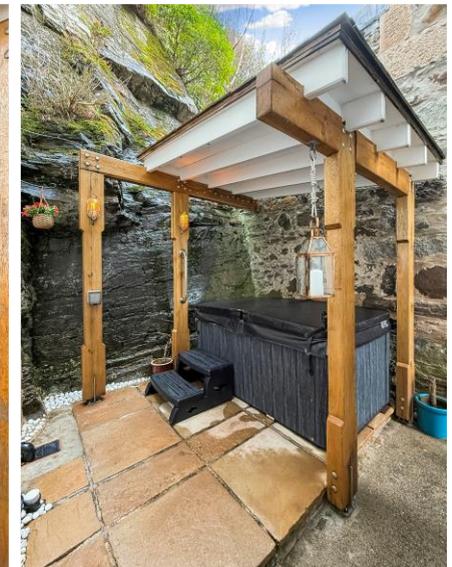
With radiator, ceiling downlights, fitted carpet, and opening to the Kitchen.

### **ANNEX: KITCHEN** 2.5m x 2m

Fitted with a range of gloss white base & wall mounted units, complementary work surfaces with matching splash-backs, stainless steel sink & drainer, built-in electric oven, ceramic hob, stainless steel cooker hood, space for tall fridge/freezer, radiator, tile effect flooring, Velux style skylight, and opening to an Inner Hall.

### **ANNEX: INNER HALL**

Fitted carpet, and doors leading to Bedroom One, the Shower Room, and the rear garden.



**ANNEX: BEDROOM** 3.3 x 3.1m

With window to the rear elevation, attractive wooden panelling & headboard unit with lighting, recessed up-lit ceiling, radiator, and fitted carpet.

**ANNEX: SHOWER ROOM** 2m x 1.3m

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

**FIRST FLOOR: MIDDLE LANDING**

With stained glass window to the rear elevation, inner window to Dining Room, radiator, doors leading to the Kitchen, Lounge & Bathroom, and stairs leading to the top floor.

**LOUNGE** 4m x 3.5m

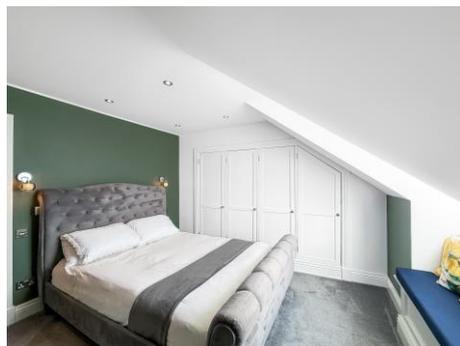
With feature ceiling & ceiling rose, windows with window seat to the front elevation, inner window to the Kitchen, attractive fireplace, recessed unit with lighting, radiator, and opening to the Dining Room.

**DINING ROOM** 2.7m x 2.2m

With window to the front elevation, handcrafted table with back-lit panel, and wooden flooring.

**KITCHEN** 3.5m x 3m

Fitted with a range of cream base & wall mounted units, wood effect work surfaces, sink & drainer, built-in electric oven, gas hob, cooker hood, space for a range of white goods, ceiling downlights, tiled flooring, and window to the rear elevation.



**INTERNAL HALL TO BATHROOM** 2.6m x 2.1m

With radiator & chrome heated towel rail, ceiling pulley, vinyl flooring, and opening to the Bathroom.

**BATHROOM** m x m

Fitted with a modern white suite comprising sunken bath with mixer shower over, WC & wash basin, partially tiled walls, wooden flooring, and window to the rear elevation.

**TOP FLOOR: UPPER LANDING**

With 2 Velux style windows to the rear elevation, radiator, built-in drying cupboard, fitted carpet, and doors leading to all Bedrooms.

**BEDROOM ONE** 3.4m x 3.3m

With built-in wardrobes, ceiling downlights, fitted carpet, and window with window seat to the front elevation.

**BEDROOM TWO** 3.5m x 3.3m

With built-in wardrobe, ceiling downlights, wood effect flooring, and Velux style window to the rear elevation.

**BEDROOM THREE** 3.4 x 2.3m

With ceiling downlights, wood effect flooring, and window to the front elevation.

**GARDEN**

There is a paved patio area to the rear of the property, which houses a covered hot tub. A pathway to the side of the property also provides a small seating area.



## Lorne View, 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 E

**EPC Rating:** D67

**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 into Dalriach Park Terrace, then a right onto Ardconnel Road. Lorne View is on the left and can be identified by the For Sale sign in the window.

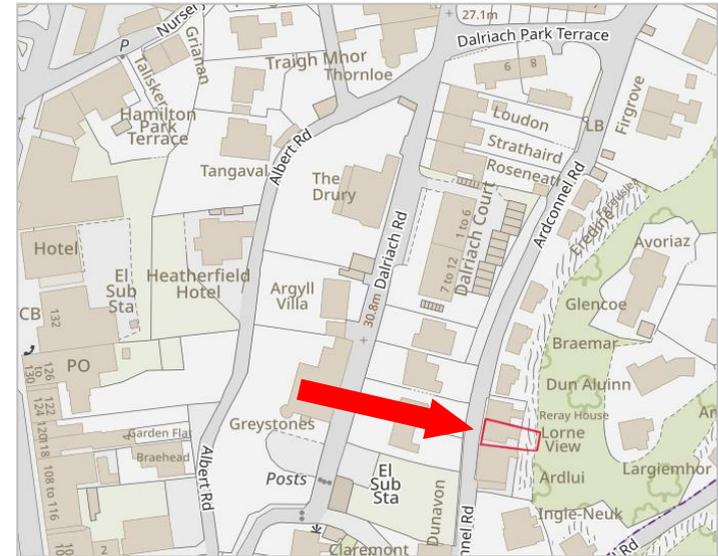
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

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