



Ulva Villa

Soroba Road | Oban | PA34 4JF

Guide Price £375,000

Fiuran
PROPERTY

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Ulva Villa is a spacious detached home featuring six en-suite bedrooms and a range of versatile outbuildings. Among these is a charming garden room complete with its own shower room, presenting excellent potential for guest accommodation or holiday letting. Ideally situated just a short stroll from the town centre, the property enjoys a generous rear garden and ample private parking for multiple vehicles. This substantial property offers an exceptional opportunity for a family residence, guest house, or investment.

Special attention is drawn to the following:

Key Features

- Spacious detached Victorian Villa
- Convenient location close to Oban town centre
- Hallway, Kitchen, Lounge, Dining Room, Sun Room/Office
- 7 Bedrooms, 6 En Suite Shower Rooms, Bathroom, WC
- Large, floored Attic with lighting & power
- Gas central heating & multi-fuel stove in Lounge
- Fully double glazed
- Window coverings, flooring & white goods included
- Outbuildings including 2 Stores/Laundry Area
- Garden Room with En Suite Shower Room
- Patio & sizeable lawned garden to rear
- Private parking for several vehicles
- Convenient location close to local amenities



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The accommodation comprises a bright Sun Room with Office Area to the front, Hallway with stairs rising to the first floor, Lounge, fitted Kitchen, Dining Room, 2 double Bedrooms (both with En Suite Shower Rooms), WC, and rear Porch. The first floor offers a family Bathroom, 4 further En Suite Bedrooms, and a single Bedroom. There is also a large, fully floored Loft with lighting & power.

APPROACH

Via private parking area to the rear and entrance into the Porch, or at the front into the Sun Room.

GROUND FLOOR: SUN ROOM 9m x 1.65m

With windows to the front & side elevations (with blinds fitted), Office Area, fitted carpet, and glazed door leading to the Hallway.

HALLWAY

With attractive staircase rising to the first floor, under-stair storage cupboard, 2 radiators, and doors leading to the Kitchen, Lounge, Bedroom One, Bedroom Two, WC, and the Dining Area.

KITCHEN 3.6m x 3.3m

Fitted with a range of wooden base & wall mounted units, under-cabinet lighting, complementary work surfaces & centre island with breakfast bar, Belfast sink, tiled splash-backs, Range cooker with gas hob, stainless steel cooker hood, integrated fridge/freezer, under-counter fridge, dishwasher, radiator, wooden cladding to ceiling, tiled flooring, and window to the side.

LOUNGE 3.95m x 3.55m

With multi-fuel stove, radiator, recessed unit, fitted carpet, and glazed French doors to the Office Area.

BEDROOM ONE 3.95m x 3.55m (max)

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

BEDROOM ONE EN SUITE 2.3m x 0.75

With WC & wash basin, shower enclosure with electric shower, ceiling downlights, Respatex style wall panelling, and tiled flooring.

BEDROOM TWO 3.35m x 2.65m

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

BEDROOM TWO EN SUITE 2.3m x 0.75m

With modern white suite comprising WC & vanity wash basin, shower enclosure with mixer shower, ceiling downlights, Respatex style wall panelling, and tiled flooring.

WC 1m x 1m

With WC & cloakroom wash basin, vinyl flooring, and window to the rear elevation.



DINING ROOM 4.85m x 3.35m

With windows to the rear & side elevations, radiator, wooden flooring, and opening to the Serving Area.

DINING ROOM SERVING AREA 2.3m x 2.05m

With radiator, wooden flooring, and door leading to the Porch.

PORCH 2.25m x 1.2m

With windows to the rear & side elevations, carpeted flooring, and external door leading to the patio area.

FIRST FLOOR: MIDDLE LANDING

With Velux style window, fitted carpet, built-in cupboard, door leading to the Bathroom, and stairs leading to the upper landing.

BATHROOM 2.3m x 2.1m

With white suite comprising bath with electric shower over, WC & wash basin, radiator, partially tiled walls, tiled flooring, and window to the side elevation.

UPPER LANDING

With windows & glazed door to the middle landing, radiator, fitted carpet, access to the Loft, and doors leading to all upper floor Bedrooms.

BEDROOM THREE 3.6m x 3.4m (max)

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

BEDROOM THREE EN SUITE 2.3m x 0.75m

With WC & wash basin, shower enclosure with electric shower, ceiling downlights, tiled walls, and tiled flooring.

BEDROOM FOUR 3.55m x 3.5m (max)

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

BEDROOM FOUR EN SUITE 2.3m x 0.75m

With WC & wash basin, shower enclosure with electric shower, ceiling downlights, tiled walls, and tiled flooring.



BEDROOM FIVE 3.5m x 1.95m

With arched window to the front elevation, radiator, and fitted carpet.

BEDROOM SIX 3.55m x 3.5m (max)

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

BEDROOM SIX EN SUITE 2.3m x 0.75m

With WC & wash basin, shower enclosure with electric shower, ceiling downlights, tiled walls, and tiled flooring.

BEDROOM SEVEN 3.4m x 3.4m (max)

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

BEDROOM SEVEN EN SUITE 2.3m x 0.75m

With WC & wash basin, shower enclosure with electric shower, ceiling downlights, tiled walls, and tiled flooring.

GARDEN ROOM 2.65m x 2.5m (max)

With access from the rear garden, 2 windows to the side elevation, wood effect flooring, and door leading to the En Suite.

GARDEN ROOM EN SUITE SHOWER ROOM 2.6m x 0.75m

With WC & wash basin, shower enclosure with electric shower, tiled walls, and tiled flooring.

STORE 1/LAUNDRY AREA 4.3m x 1.7m

With window to the side elevation, space for washing machine & tumble dryer, power, lighting, and concrete floor.

STORE 2 1.55m x 1.7m

Housing the electric meter & fuse box, with power, lighting, and concrete floor.

GARDEN

There is a large, enclosed garden/drying green to the rear, mainly laid to grass with a variety of shrubs/trees. The shared driveway leads to a private parking area, with space for several vehicles.



Ulva Villa, 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: Currently Band A as run as Guest House.

EPC Rating: D64

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 Argyll Square head along Soroba Road passing through two sets of traffic lights, and Ulva Villa is on the right.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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