



Tigh an Eas

Glenmore Road | Oban | PA34 4PG

Offers Over £680,000

Fiuran
PROPERTY

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Tigh an Eas is an immaculately presented late 19th-century Victorian Villa, offering 5 Bedrooms and commanding spectacular sea views. Situated just a short distance from the centre of Oban, this exceptional property has been thoughtfully modernised while retaining its period charm. Set within generous and private garden grounds, the villa features well-maintained lawns, a mature wooded area, and even its own waterfall—creating a truly unique and tranquil setting.

Special attention is drawn to the following:-

Key Features

- Beautiful late 19th century detached Villa
- Impressive sea views from the property
- Sizeable, mature garden extending to approx. 3/4 acres
- 2 Reception Rms, Kitchen, Dining Rm, Sitting Rm, Utility Rm
- 4 Bedrooms, Office/Bedroom, En Suite, Bathroom, 2 WCs
- Good storage, including Loft space
- Gas central heating, 3 open fires & gas stove
- Period features incl. decorative cornicing & ceiling roses
- Gorgeous wooden staircase & stained-glass windows
- Original doors, skirtings, facings & decorative window shutters
- Window coverings & flooring included in sale
- Lovely seating area to the front, overlooking Oban Bay
- Detached workshop within grounds
- Lawned area, wooded area & waterfall
- Conveniently located within walking distance of town centre



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The ground floor accommodation comprises entrance Porch, Hallway with staircase rising to the first floor, 2 large Reception Rooms with original features & wonderful views, modern fitted Kitchen, Dining Room with gas stove & glazed doors to the rear garden, Sitting Room with open fire, Office/Bedroom, WC and Utility Room. The first-floor accommodation offers 4 double Bedrooms (including Master with En Suite Shower Room), a family Bathroom and separate WC. There is also a large Loft space.

In addition to many original features such as a stunning wooden staircase, decorative ceiling cornicing/roses & wooden doors/skirtings/facings, the property also comes with gas central heating.

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

APPROACH

Via gated driveway and private parking area to the side of the property, and entrance at the front into the Porch or at the rear into the Utility Room.

GROUND FLOOR: PORCH 1.85m x 0.9m

With original tiled floor, and inner door with stained glass design leading to the Hallway.

HALLWAY

With original staircase rising to the first floor, fitted carpet, and doors leading to both Reception Rooms and the Inner Hall.

RECEPTION ROOM 1 4.25m x 4.25m

Currently used as a formal Dining Room, with windows to the front & side elevations, radiator, period fireplace with open fire, built-in press, and wooden flooring.

RECEPTION ROOM 2 5.95m x 4.25m

Currently used as a formal Lounge, with large Bay window to the front elevation, further window to the side, attractive fireplace with open fire, recessed unit, radiator, and fitted carpet.

INNER HALL

With under-stair storage cupboard, LVT flooring, and doors leading to the Office/Bedroom, WC and Kitchen.

OFFICE/BEDROOM 3.65m x 2.7m

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

WC 1.7m x 1.5m

With white suite comprising WC & wash basin, radiator, ceiling downlights, LVT flooring, and window to the side elevation.



KITCHEN 4.15m x 3m

Fitted with a range of modern gloss base & wall mounted units, complimentary worktops, centre island breakfast bar with inset sink & drainer, under-cabinet lighting, built-in double oven/grill, ceramic hob, stainless steel cooker hood, integrated dishwasher & fridge/freezer, radiator, ceiling downlights, LVT flooring, window to the rear elevation, and doors leading to the Dining Room and Utility Room.

DINING ROOM 4.25m x 3.45m

With radiator, gas stove, built-in storage, ceiling pulley, wooden flooring, door leading to the Sitting Room, and glazed French doors leading to the rear garden.

SITTING ROOM 4.25m x 3.4m

With windows to the front elevation, radiator, open fire, and fitted carpet.

UTILITY ROOM 4.2m x 3m (max)

Fitted with a range of base & wall mounted units, work surfaces, stainless steel sink & drainer, washing machine, tumble dryer, wall-mounted boiler, ceiling downlights, radiator, LVT flooring, windows to both side elevations, and external door to the rear garden.

FIRST FLOOR: MIDDLE LANDING

With stairs rising to the Upper Landing, stained glass window to the side elevation, built-in shelved cupboard, fitted carpet, and doors leading to the Bathroom and WC.

BATHROOM 3.05m x 2.85m

With white suite comprising bath, WC & vanity wash basin, shower enclosure with mixer rain shower, chrome heated towel rail, ceiling downlights, partially tiled walls, tiled flooring, and stained-glass window to the rear elevation.

WC 2m x 1m

With white suite comprising WC & wash basin, chrome heated towel rail, partially tiled walls, tiled flooring, and stained-glass window to the side elevation.



FIRST FLOOR: UPPER LANDING

With fitted carpet, access to the Loft, and doors leading to all upstairs Bedrooms.

BEDROOM ONE 4m x 3.65m

With window to the front elevation, radiator, built-in press, and fitted carpet.

BEDROOM TWO 3.65m x 2.95m

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

BEDROOM THREE 4.25m x 3.65m

With window to the rear elevation, radiator, built-in wardrobe, recessed unit, and fitted carpet.

BEDROOM FOUR/MASTER 5.95m x 4.25m

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

EN SUITE SHOWER ROOM 2.75m x 2.45m (max)

With white suite comprising WC & wall-mounted vanity wash basin, tiled shower enclosure with mixer rain shower, chrome heated towel rail, tiled flooring, and window to the front elevation.

GARDEN

Set within expansive and mature garden grounds extending to approx. 3/4 acres, this property features well-maintained lawns interspersed with trees and shrubs, decorative stone chippings, and paved walkways. A private driveway offers ample off-street parking, and a detached workshop provides excellent additional space for a variety of uses. To the front of the garden, a charming seating area enjoys uninterrupted sea views—an ideal spot to relax and take in the scenery. The grounds also include a unique feature waterfall, adding to the tranquillity and appeal of the outdoor space. Boundaries are clearly defined by a combination of traditional stone walling and timber fencing, while wrought iron gates provide secure vehicular access to the driveway.



Tigh an Eas, 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 G

EPC Rating: E51

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 up Albany Street. Follow the road round onto Gallanach Road. Drive for approximately half a mile, then take a left onto Glenmore Road. Take a sharp right before reaching the top of the road, and Tigh an Eas 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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