



## Elmbank & the Garden Apartment

Croft Road | Oban | PA34 5JN

Guide Price £625,000

**Fiuran**  
PROPERTY

# Elmbank & the Garden Apartment

Croft Road | Oban | PA34 5JN

Elmbank is a beautifully presented 19<sup>th</sup> century Victorian Villa with partial sea views, located a short distance from Oban town centre. Boasting generous living areas and 5 double Bedrooms within the main house, there is also a Garden Apartment which offers further Annex accommodation. Set in private garden grounds with off-street parking, it would make a wonderful family home with the potential to make an excellent income by letting out the Garden Apartment.

Special attention is drawn to the following:-

## Key Features

- Beautiful 19<sup>th</sup> century detached Villa with partial sea views
- Main house with 5 double Bedrooms, Kitchen/Diner, WC
- Lounge, Sun Room, Bathroom, 2 Shower Rooms, Laundry Rm
- Annex with Kitchen/Diner/Lounge, Bedroom & Shower Room
- Large, partially floored Loft space
- Double glazing throughout
- Gas central heating to main house, electric heating in Annex
- Period features incl. decorative cornicing & ceiling roses
- Original doors, skirtings, facings & decorative window shutters
- Sizeable, private garden grounds surrounding property
- Superb decked area to the front, overlooking the garden
- Hot tub available under separate negotiation
- Large garden shed & off-street parking for several vehicles
- 'Granny Annex' for family members
- Potential to generate excellent rental income
- Conveniently located close to town centre



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The ground floor accommodation within Elmbank comprises entrance Porch, Hallway with staircase rising to the first floor, gorgeous fitted Kitchen/Diner which leads out to the Sun Room (with doors leading to the decking), spacious Lounge, and a WC. There is also a useful Laundry Room, which can be accessed from both within and outside the property. The first-floor accommodation offers 5 double Bedrooms, 2 Shower Rooms, and a luxurious family Bathroom. A hatch over the landing provides access to a partially floored Loft space with lighting.

The Garden Apartment has its own entrance door leading into a Vestibule with doors leading to a modern Kitchen/Diner/Lounge, double Bedroom, and contemporary Shower Room. It also benefits from its own secluded terrace.

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

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. The entrance into Elmbank is via a veranda which leads to the side Porch, and the entrance into the Garden Apartment is via a pathway at the rear and entrance at the other side into the Vestibule.

#### **ELMBANK GROUND FLOOR: PORCH** 1.7m x 1.3m

With white entrance door, coat hooks, tiled flooring, and door leading to the Hallway.

#### **HALLWAY**

With painted wooden staircase rising to the first floor, radiator, tiled and wood effect flooring, doors leading to the Kitchen/Diner, Lounge & WC, and opening to the Sun Room.

#### **KITCHEN/DINER** 6.8m x 3.75m

Fitted with a range of base & wall mounted units, complementary marble effect work surfaces, centre island breakfast bar, under-cabinet lighting, sink & drainer, tiled splash-backs, Aga range cooker, 2 radiators, attractive fireplace with multi-fuel stove, wood effect flooring, windows to the rear & side elevations, and opening to the Sun Room.

#### **SUN ROOM** 6.45m x 3.75m

With windows to both sides & the front elevation, 2 radiators, wood effect flooring, and glazed French doors leading to the raised decking at the front.

#### **LOUNGE** 6.8m x 4.25m

With windows to the front elevation, attractive fireplace with multi-fuel stove, 2 radiators, shelved recess, wood effect flooring, and glazed door leading to the Laundry Room.

#### **LAUNDRY ROOM** 1.85m x 1.8m

With windows to the rear & side elevations, polycarbonate roof sheets, and glazed door to the rear.

#### **WC** 2.35m x 0.8m

With white suite comprising WC & vanity wash basin, chrome heated towel rail, feature tiled wall, tiled flooring, and window to the side elevation.

#### **FIRST FLOOR: UPPER LANDING**

With window to the side elevation, access to the Loft, and doors leading to all 5 Bedrooms, both Shower Rooms, and the Bathroom.



**BEDROOM ONE** 3.85m x 2.75m (max)

With windows to the rear & side elevations, radiator, built-in wardrobe, and wood effect flooring.

**BEDROOM TWO** 3.85m x 2.5m (max)

With windows to the rear & side elevations, radiator, built-in wardrobe, and wood effect flooring.

**SHOWER ROOM ONE** 1.7m x 1.35m

With white suite comprising WC & wash basin unit, shower enclosure with mixer shower, ceiling downlights, wood effect flooring, and window to the side elevation.

**BEDROOM THREE** 3.85m x 3.5m

With windows to the rear elevation, radiator, and wood effect flooring.

**BEDROOM FOUR** 3.8m x 3.05m

With window to the rear elevation, radiator, shelved recess, and wood effect flooring.

**BEDROOM FIVE** 3.5m x 3.55m

With windows to the front elevation, radiator, and wood effect flooring.

**SHOWER ROOM TWO** 2.2m x 2.05m (max)

With white suite comprising WC & counter-top wash basin with unit below, tiled shower enclosure with mixer rain shower, radiator, tile effect flooring, and window to the front elevation.

**BATHROOM** 3.5m x 3.05m

With white suite comprising freestanding roll-top bath, WC & vanity wash basin, tiled flooring, and windows to the front elevation.



### THE GARDEN APARTMENT:

#### ANNEX VESTIBULE 2.1m x 1.05m (max)

With coat hooks, wood effect flooring, and doors leading to the Kitchen/Diner/Lounge, Bedroom and Shower Room.

#### ANNEX KITCHEN/DINER/LOUNGE 5.55m x 4.3m (max)

Fitted with a range of white base units, wood effect work surfaces & breakfast bar, stainless steel sink & drainer, tiled splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, radiator, wall-mounted electric heater, wood effect flooring, and windows to the rear & both side elevations.

#### ANNEX BEDROOM 4.45m x 2.65m (max)

With windows to the side elevation, wall-mounted electric heater, built-in wardrobe, and wood effect flooring.

#### ANNEX SHOWER ROOM 2.75m x 1.8m (max)

With white suite comprising WC & vanity wash basin, shower enclosure with Respatex style wall panelling & electric shower, chrome heated towel rail, ceiling downlights, and vinyl flooring.

#### ANNEX TERRACE

There is secluded terrace area tucked in to the side of the Garden Apartment, laid to composite decking and bordered with picket fencing.

#### GARDEN

The fully enclosed garden ground surrounds the property and is mainly laid to lawn, with a large decked area overlooking the lower garden. There is a sizeable timber shed (with power), log store and pergola all housed within the grounds. There is also a patio area to the side of the decking, which is an ideal spot for the hot tub (available separately). The gravelled driveway provides private parking for several vehicles.



## Elmbank, 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 F

**EPC Rating:** C69

**Gross Internal Floor Area:** 241m<sup>2</sup>

**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 take a left onto Croft Road. Turn right at the top of the hill (continuing on Croft Road). Elmbank is on the right 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.

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](http://www.sepa.org.uk)).

Prospective purchasers are advised to view the property in person and should they wish to pursue, 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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