

DAWSONS



FAILTE
ROCKFIELD ROAD, OBAN, PA34 5DQ

A Long Established And Highly Regarded Guest House Enjoying Views From
The Upper Floors Towards The Town And The Seascape Beyond
Conveniently Situated Close To The Town Centre

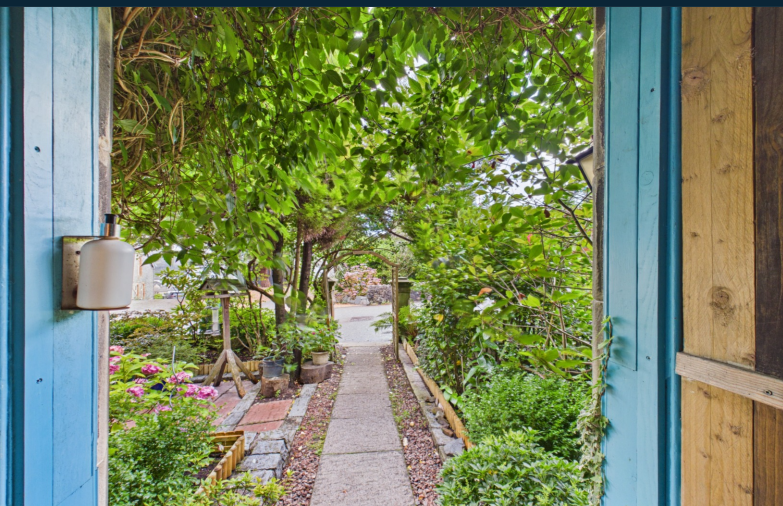
4 Bedrooms With En-Suite Shower Rooms
Top Floor Family Suite Comprising 2 Bedrooms & Shower Room
Dining Room : Sitting Room : Kitchen : Study : Store Room

Chalet With Sitting Room/Kitchen : Bedroom : Shower Room

External Stores : Garden : Driveway

Guide Price £450,000

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.

Failte Guest House is an impressive semi-detached Victorian villa, situated in a quiet residential area close to the town centre and whilst providing all the modern day facilities, it still maintains much of the original character and elegance synonymous with a property of this period, including cornicing, ceiling roses and an impressive staircase.

Offered for sale as a going concern **Failte** (www.failtebandb.com) is a long established, highly regarded and profitable guest house business, having been successfully run by the current owners for over a decade. Operated to suit their own lifestyle, the business comes with potential to be further developed, increasing turnover and profitability. The accommodation is currently set up as two double rooms with en-suite shower rooms, together with a suite of two double bedrooms and shower room occupying the top floor, with an additional double and single room, both with en-suite shower rooms available, set up ready to operate, should a purchaser wish to do so. All rooms are fully equipped with hospitality trays, fridges, televisions and hairdryers. There is a comfortable guest dining room where breakfast is served to the guests. In addition, there is a chalet to the rear of the property, which is currently used by the owners as their own private accommodation.

DETAILS OF ACCOMMODATION

Hall with half glazed external door to front, cupboard with shelving, understair cupboard, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Dining Room: 4.37m x 4.01m, bay window to front, fireplace with tiled hearth and surround, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Sitting Room: 4.23m x 3.65m, window to rear, built-in cupboard housing hot water tank, built-in cupboard housing central heating boiler, fireplace with tiled hearth and wood surround, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Kitchen: 2.43m x 4.56m, half glazed external door to side, windows to sides, fitted with wall mounted and floor standing units with worktops, range style gas cooker with 7 ring hob and ovens with extractor chimney over, 1½ bowl stainless steel sink with drainer, fridge/freezer, dishwasher, washing machine, tumble dryer, central heating radiator, recessed ceiling lights, tiled floor.





Bedroom 1: 3.13m x 3.03m, window to rear, central heating radiator, ceiling light fitting, wood effect laminate flooring, **En-Suite:** 1.98m x 0.89m, shower enclosure with electric shower unit, wall tiling and sliding glazed door, whb in vanity unit with mirror, light and waterproof panelling over, wc, heated towel rail, extractor fan, ceiling light fitting, tiled floor.

A staircase rises from the **Hall** to the **First Floor Landing** with ceiling light fitting and wood effect laminate flooring.

Bedroom 2: 4.64m x 4.27m at widest, bay window to front, central heating radiator, ceiling light fitting, wood effect laminate flooring, **En-Suite:** 2.10m x 1.67m, shower enclosure with electric shower unit and sliding glazed door, whb in vanity unit with mirror over, wc, heated towel rail, wall tiling, extractor fan, recessed ceiling lights, tiled floor.

Bedroom 3: 3.56m x 3.16m, window to rear, central heating radiator, ceiling light fitting, wood effect laminate flooring, **En-Suite:** 2.44m x 1.31m, window to side, shower enclosure with electric shower unit, waterproof wall panelling and sliding glazed doors, whb in vanity unit with mirror over, wc, heated towel rail, wall tiling, extractor fan, recessed ceiling lights, tiled floor.

Bedroom 4: 3.14m x 2.27m, window to rear, central heating radiator, ceiling light fitting, wood effect laminate flooring. **En-Suite:** 2.00m x 0.76m, shower enclosure with electric shower unit and folding glazed door, whb, wc with light and mirror over, wc, heated towel rail, waterproof wall panelling, extractor fan, ceiling light fitting, tiled floor.

Study: 2.80m x 2.45m, window to front, central heating radiator, ceiling light fitting, wood effect laminate flooring.

A staircase rises from the **First Floor** to the **Second Floor Landing** with ceiling light fitting and wood effect laminate flooring.

Bedroom 5: 5.50m m x 3.61m at widest, bay window to front, central heating radiator, ceiling light fitting, wood effect laminate flooring.

Bedroom 6: 3.72m x 2.76m, coombed (sloping) ceiling, window to rear, central heating radiator, ceiling light fitting, wood flooring.

Shower Room: 2.98m x 1.68m, coombed ceiling, window to front, shower enclosure with electric shower unit, waterproof wall panelling and folding glazed door, whb in vanity unit with mirror and light over, wc, heated towel rail, wall tiling, extractor fan, recessed ceiling lights, tiled floor.

Store Room: 2.97m x 1.75m, coombed ceiling, roof light window to rear, wall light.



CHALET ACCOMMODATION

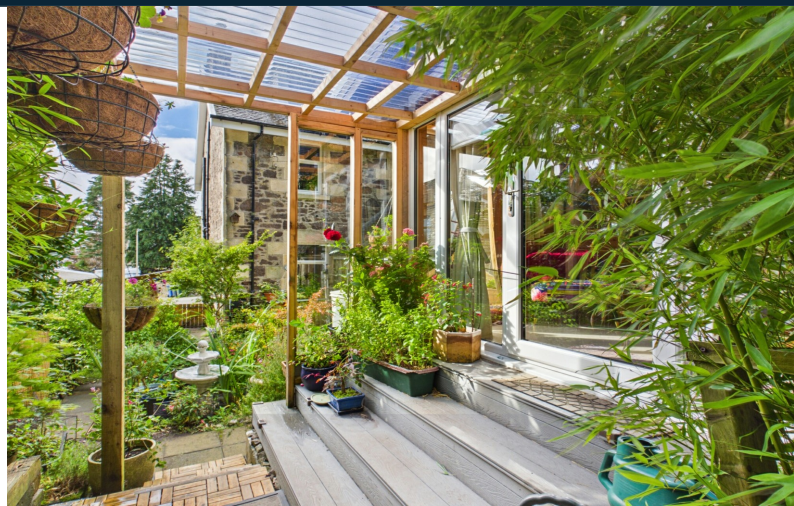
Entrance Hall: 2.62m x 1.97m, with glazed external door to front decked seating area, full length glazed panels to front and to side, tile effect laminate flooring.

Kitchen/Living Room: 4.42m x 2.71m, windows to front and to side, fitted with wall mounted and floor standing units, oven, ceramic hob, circular sink, fridge, central heating radiator, recessed ceiling lights, wood flooring.

Bedroom: 2.73m x 2.72m, window to side, wardrobe recess, central heating radiator, recessed ceiling lights, wood flooring.

Shower Room: 2.69m x 1.01m, window to rear, shower enclosure with glazed door, whb in vanity unit, wc, heated towel rail, extractor fan, recessed ceiling lights, wood flooring.





GARDEN

A paved path off Rockfield Road leads to the property, bordered to the side by a beautiful display of mature shrubs and bushes. The rear garden is courtyard style, with a display of established shrubs and bushes, bordered by walls and fencing which give a good degree of privacy. There is a short driveway to the side giving off street parking for one or two cars.

External Utility Room with washing machine, tumble dryer and 2 spin dryers. **2 External Stores.**

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 gas central heating for house and chalet. **Energy Performance Rating:** E48.

Rateable Value: £7,763. Non residential apportionment £6,300. Residential apportionment £1,463. **Council Tax:** Band A.

Guide Price: Four Hundred & Fifty Thousand Pounds (£450,000). Offers are invited and should be submitted to the Selling Agents.

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

Under **Money Laundering Regulations** we are required to carry out due diligence checks on purchasers to allow the transaction to proceed.



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