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Eilean Na Mara, Laurel Crescent, Oban, Argyll & Bute
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Eilean Na Mara

Laurel Crescent, Oban,
Argyll & Bute, PA34 5ED

Fort William 45 miles, Glasgow Airport 90 miles, Glasgow City 95 miles

A spacious bungalow in a private, secure setting, just a short stroll from the heart of Oban.

Ground floor:

Outer front door to entrance porch, welcoming entrance hall, kitchen with informal breakfasting, pantry store, window to gardens. Formal dining room with sliding doors to gardens. Jack and Jill door to light, bright and spacious formal sitting room, picture frame windows to gardens and beyond to partial water views. Hall cupboard, family shower room, bedrooms 1 & 2 with double fitted wardrobes and cupboard with windows to gardens, family bathroom, bedroom 3 with double fitted wardrobes, sliding doors to gardens, bedrooms 4 & 5 with fitted wardrobes and windows to gardens.

Outbuildings:

Detached double garage with manual up and over door. Greenhouse.

Gardens:

Via a sweeping private tarmac driveway leading to ample vehicular hard standing and parking area. The front gardens and driveway are planted with an assortment of colourful flower beds and bushes. An area of lawn lies to the front of the property with raised beds, and a monobloc path leads to the front door and wraps around to side gardens. Steps lead to an area of gravel which lends itself an idea space for alfresco sitting and dining, a paved path wraps around the rear of the property which is laid to paving with a further patio area for outdoor sitting. A shallow stone wall borders the immediate rear gardens with an area of semi ancient woodland which falls away from the property down to Duncraggan Road. From the rear gardens and through the semi ancient woodland there are partial water views.

About 0.22 of an acre.

Situation

Eilean Na Mara is situated within walking distance to the very popular west of Scotland tourist town of Oban. From its elevated position there are wonderful views across Oban Bay, the sound of Kerrera and onwards to the sheltered anchorage on the Isle of Kerrera.

Oban is the major market town for northwestern Argyll and has a thriving community and a busy harbour with an active fishing fleet and the Caledonian MacBrayne ferries terminal to Mull and the northern islands of the Inner Hebrides.

Oban has a full range of retail, education, professional and cultural/tourist facilities and has a regular rail and sea plane service to Glasgow. There is also an International Airport.

Glasgow has extensive retail centres and all of the cultural, leisure facilities, educational and professional services normally associated with a major international centre.

The west highlands and islands of Scotland offer some of the most spectacular scenery in the United Kingdom and as such it has always drawn people to the area for tourism, hill walking, mountaineering, water and field sports. Oban is also ideally located for sailing being situated in arguably some of the most dramatic coastal sailing areas of western Europe.



Description

Eilean Na Mara is a spacious detached bungalow which offers light and bright easily managed accommodation across the one level. Externally, Eilean Na Mara is completed in a cream painted render with a smooth render relief and brick detailing at the porch, all neatly presented under a dark grey tiled roof.

Ground Floor

Outer front door to entrance porch, inner front door to welcoming entrance hall, kitchen with informal breakfasting, pantry store, cupboard housing the hot water tank and electrical switch gear, window to gardens. Formal dining room with sliding doors to gardens. Jack and Jill door to light and bright spacious formal sitting room with electric fireplace, picture frame windows to gardens and beyond to partial water views. Hall cupboard, family shower room, bedrooms 1 & 2 with double fitted wardrobes and cupboard with windows to gardens, family bathroom with heated towel rail, bedroom 3 with double fitted wardrobes, sliding doors to gardens, bedrooms 4 & 5 with fitted wardrobes and windows to gardens.

Outbuildings

Detached double garage with manual up and over door. Greenhouse.

Gardens

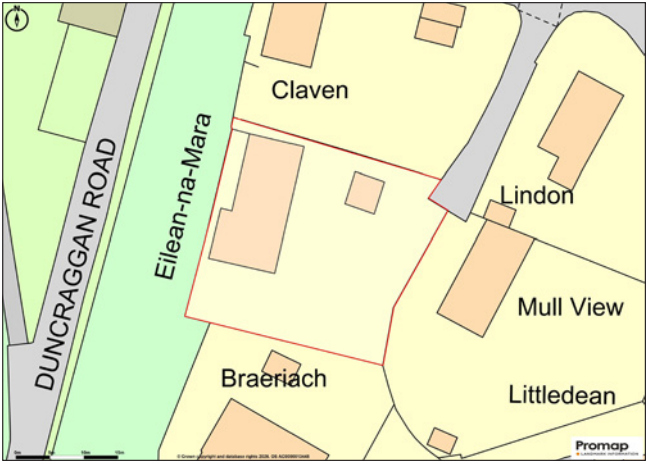
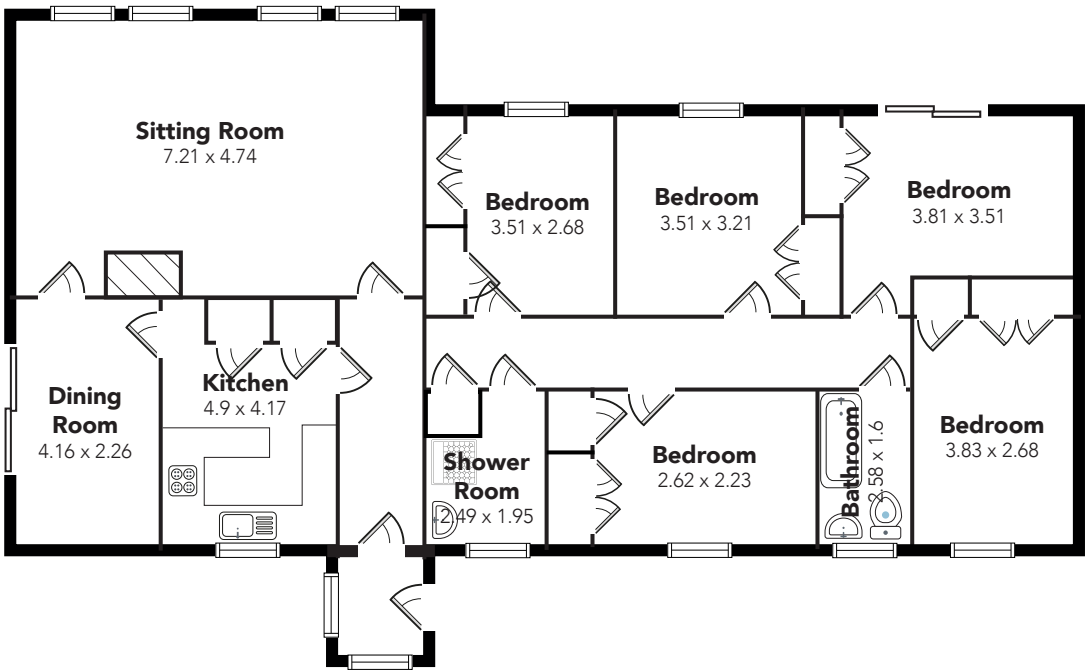
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Floorplan and Site Location

Eilean Na Mara



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

Argyll & Bute Council
01631 563264

Services

Mains water supply, mains drainage, electric night storage heating, double glazed.

Note: The services have not been checked by the selling agents.

Council Tax

Eilean Na Mara is in Band F and the amount of council tax payable for 2026/2027 is £3840.15 including water and sewerage charges.

EPC

Rating X.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

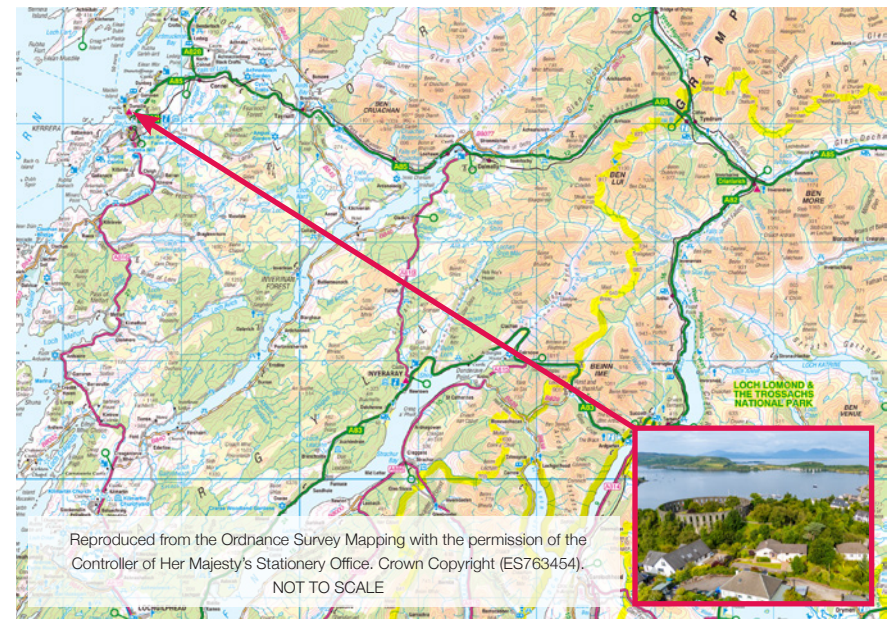
Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

On entering Oban on the A85 from Crianlarich, at the round-a-bout take the first exit signposted for Campbeltown and Lochgilphead, Town Centre. Continue along the A85 for 0.4 miles then turn left onto Stevenson Street, then immediate left onto Hill St, continue along Hill St which becomes Rockfield Road, proceed up Rockfield Road to meet Longsdale Road, turn left onto Laurel Road, before turning left into Laurel Crescent. Upon arrival into Laurel Crescent, proceed through Laurel Crescent passing a home on your right hand side called 'Lionel' before turning left to find Eilean Na Mara down on your right hand side.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.

2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken July 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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