



Croshval

Soroba Road | Oban | PA34 4JF

Guide Price £310,000

Fiuran
PROPERTY

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Croshval is a beautifully renovated 4 Bedroom semi-detached Victorian Villa, ideally situated within easy reach of Oban town centre. Retaining a wealth of original features and charm, the property is currently operated as a successful holiday let, whilst also offering an exceptional opportunity as a spacious and characterful family home.

Special attention is drawn to the following:

Key Features

- Spacious 4 Bedroom semi-detached Victorian Villa
- Recently renovated to a high standard
- Convenient location close to Oban town centre
- Hallway, Kitchen, Dining Room, Lounge
- 4 Bedrooms, Bathroom, WC, Vestibule
- Sizeable, floored Attic with 2 Velux style windows
- Many original features, including staircase
- Attractive wooden doors, facings & skirtings
- Double glazing throughout
- Gas boiler and radiators replaced in July 2024
- New roof fitted in 2020
- Some white goods, window coverings & flooring included
- Furniture available under separate negotiation
- Easily maintained garden/parking area to rear
- Letting licence in place until April 2028



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The accommodation comprises a welcoming entrance Hallway with an attractive staircase leading to the first floor, a modern fitted Kitchen complete with a range of white goods, Dining Room with built-in storage, bright Lounge, double Bedroom, and a convenient WC.

On the first floor are three further Bedrooms, a generously sized Bathroom, and access to the Attic. Fully floored and benefiting from power and lighting, the substantial Attic offers excellent potential for further development, subject to the appropriate consents.

Built around 1900, Croshval retains many charming original features throughout, whilst also benefiting from gas central heating and double glazing. Externally, there is a private garden/seating area and private parking located to the rear of the property.

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

APPROACH

Via private parking area to the rear, and entrance at the rear into the Vestibule or at the front into the Hallway.

GROUND FLOOR: HALLWAY

With attractive staircase rising to the first floor, under-stair storage cupboard, radiator, fitted carpet, and doors leading to the Lounge, Dining Room and Bedroom One.

LOUNGE 3.85m x 3.45m

With window to the front elevation, radiator, shelved recess with lighting, and fitted carpet.

DINING ROOM 3.35m x 2.95m

With window to the rear elevation, radiator, built-in storage (including cupboard housing the hot water cylinder), laminate flooring, ceiling pulley, and door leading to the Kitchen.

BEDROOM ONE 3m x 2.15m

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



KITCHEN 4.8m x 2.9m (max)

Fitted with a range of modern base & wall mounted units, under-cabinet lighting, complementary work surfaces, stainless steel sink & drainer, Respatex style splash-backs, gas cooker, extractor hood, washing machine, dishwasher, radiator, ceiling downlights, vinyl flooring, window to the rear elevation, and door leading to the Vestibule.

VESTIBULE 0.85m x 0.85m

With vinyl flooring, door leading to the WC, and external door to the rear garden/parking area.

WC 1.85m x 0.85m

With WC, wash basin, vinyl flooring, and window to the side elevation.

FIRST FLOOR: UPPER LANDING

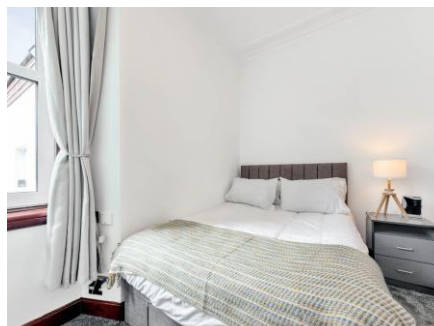
With window to the side elevation, radiator, fitted carpet, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.

BEDROOM TWO 3.3m x 3m

With window to the rear elevation, radiator, vanity wash basin, fitted carpet, and access to the Attic.

BEDROOM THREE 3.5m x 3m

With window to the front elevation, radiator, vanity wash basin, and fitted carpet.



BEDROOM FOUR 3.05m x 2.45m

With window to the front elevation, radiator, vanity wash basin, and fitted carpet.

BATHROOM 3m x 2.3m

With newly fitted modern white suite comprising bath, WC & wall-mounted vanity wash basin, walk-in shower enclosure with mixer rain shower, 2 heated towel rails, ceiling downlights, Respatex style wall panelling, wood effect flooring, and 2 windows to the rear elevation.

ATTIC LANDING

With Velux style window to the front elevation, and built-in storage cupboard.

ATTIC 1 3.5m x 3m (max)

With Velux style window to the rear elevation, eaves storage, and fitted carpet.

ATTIC 2 3.5m x 2.1m (max)

With Velux style window to the rear elevation, eaves storage, radiator, and fitted carpet.

EXTERIOR

The easily maintained rear garden is predominantly laid to paving and incorporates a drying green, providing an ideal space for outdoor seating and entertaining. The property also benefits from private parking to the rear for several vehicles.



Croshval, 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 E

EPC Rating: D66

Gross Internal Floor Area: 107m²

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 Croshval 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 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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The town of Oban

