



# Greencourt Guest House

Benvoullin Road, Oban, PA34 5EF

Offers Over £550,000

ccl  
PROPERTY





# Greencourt Guest House

Oban, PA34 5EF

CCL are delighted to present the opportunity to purchase the stunning Greencourt Guest House, a highly reputable and successful family-run guest house in the heart of Oban. With excellent sized owners' accommodation, early viewing is strongly recommended to truly appreciate the quality of this property and the full business potential it offers.

Oban today has a resident population of 8,500 and is the unofficial capital of the West Highlands, however it has recently become better known as "The Seafood Capital of Scotland". It is no surprise to find Oban remains a magnet for travellers from all over the world. Oban provides a 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 and the airport at North Connell serves private and light charter aircraft.















### The Business

Greencourt Guest House is a long-established and highly-rated 4 Star guest house in the picturesque town of Oban, the principal tourist town of Argyll. Offering fantastic service in relaxing surroundings, this profitable business welcomes international and domestic tourists alike and boasts excellent trading figures and very high occupancy levels during peak season.

As the current owners choose to trade to suit their own lifestyle requirements, there is ample scope to develop the business further and substantially increase turnover and profitability. The popularity and success of the business is evident by its '9.4 Superb' and '4.5 Excellent' ratings on Booking.com and Tripadvisor, respectively.

Greencourt Guest House is located within the town centre of Oban, in a quiet residential area, just 5 minutes' walk to the esplanade and all amenities. The business is run by the owners who take a hands-on approach. Fully-equipped and attractively furnished, Greencourt Guest House is a business opportunity which will allow new owners able to commence immediate trading.



### The Property

Situated in a highly visible location overlooking the bowling green and with views past neighbouring properties to the seascape beyond, Greencourt Guest House is conveniently located for the town centre.

A large, spacious modern guest house which is set over 2 floors, the property has 6 guest rooms and a large guest dining room. The guest dining room is situated in the centre of the house on the first floor and is available for all guests to use with well-spaced dining tables, comfortable seating and serving areas.

The six bedrooms at Greencourt Guest House all have en-suite or private bath/shower room facilities. There are different room options available, with the guest house currently having 4 Double Bedrooms, 1 Twin Bedroom and 1 Single Bedroom. All the bedrooms are decorated and furnished to an extremely high standard in a modern style, whilst

maintaining a homely atmosphere throughout.

The excellent owners' accommodation which is situated on the lower floor, provides a bright and spacious family lounge and large well-appointed kitchen with family dining area. There are 4 double bedrooms, a recently refitted modern bathroom, shower room, office area, utility room and storerooms. There is potential to reconfigure the lower floor and the substantial attic area, subject to any necessary consents, to provide further income generating accommodation.

### External

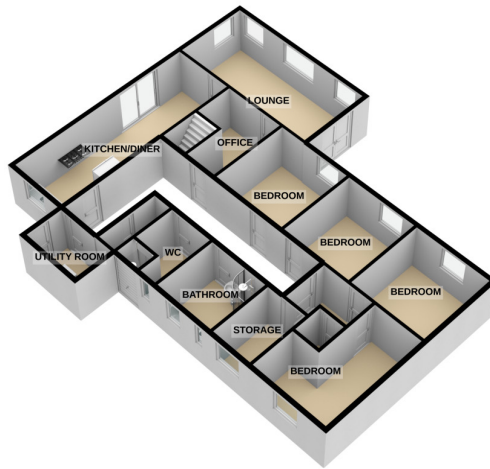
The property is accessed via the upper level entrance. Outside on this level you will find there is also ample off-street parking for guests and owners. There is a spacious patio terrace looking over the beautiful bowling green, alongside a well-maintained garden

### Situation

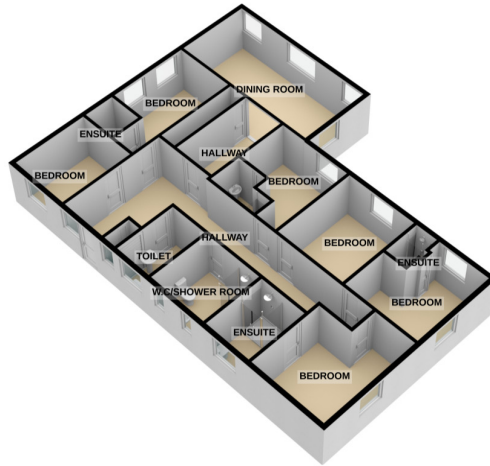
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GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.

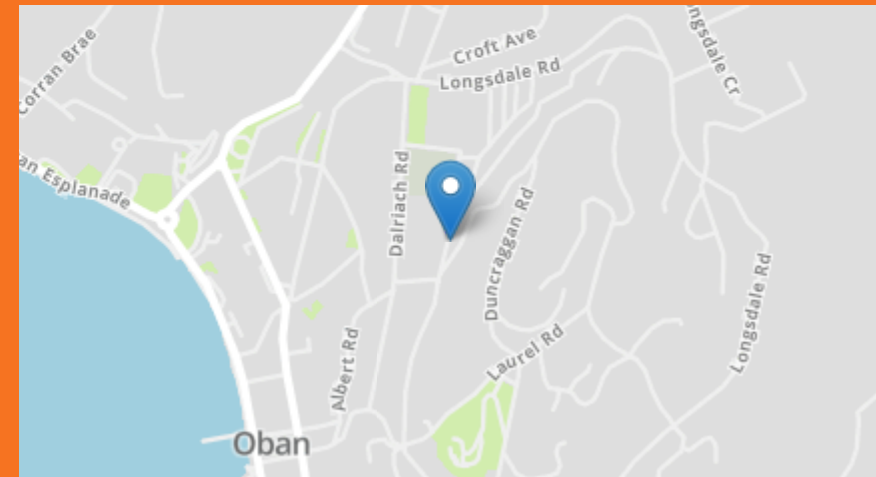


FIRST FLOOR  
1329 sq.ft. (123.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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