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RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS

Lorne View | Ardconnel Road | Oban | PA34 5DW

www.cclproperty.com

Lorne View

Ardconnel Road
Oban
PA34 5DW

- 3 Bedroom House
- Self-Catering Apartment
- Excellent Reviews
- Completely Refurbished
- Walking Distance from Town Centre
- Stunning Harbour Views
- Immaculately Presented Throughout
- Freehold

CCL are thrilled to offer the opportunity to purchase the beautiful Lorne View, a stunning semi-detached house that occupies an elevated position in the heart of Oban. This charming property, with a one-bedroom self-catering apartment is a great lifestyle opportunity. This family home is spread over 2 floors and has been completely refurbished by the current owners to an incredibly high standard. The property has some stunning views over the town of Oban, the Bay, and islands beyond. Early viewing is strongly recommended to see the property and the full business potential it offers.

Situation

Oban, the principal town of Argyll, which has also been named the 'Seafood Capital of Scotland' has approximately 8,000 residents. During the summer months Oban can host up to 25,000 tourists. The town of Oban supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There is a brand-new high school which opened in August 2018 plus five primary schools within the area. The town has a thriving harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. A new pontoon area opened in 2018 to attract more yachts and cruise ships into the bay. The town enjoys good transport links to the central belt of Scotland by road and rail and the airport at North Connel serves private and light charter aircraft.



The sale of Lorne View is a unique opportunity to purchase an immaculate 3 bedroom family home, with self-catering apartment, that occupies an elevated position overlooking the town of Oban and the sea beyond. The self-catering apartment is well established and offers new owners an immediate income stream. Early viewing is highly recommended.



Business

Lorne View is run as a one-bedroom self-catering apartment. The apartment is located on the ground floor of the terraced property and has its own private entrance. The apartment is advertised on Booking.com and Airbnb and benefits from some excellent reviews. The property is fully managed by the owners without the assistance of any staff.

The apartment consists of a bedroom, living room, kitchen, bathroom, and external courtyard with hot tub.

In the high season, typically from March through to the end of September, Lorne View apartment benefits from near 100% occupancy levels. There is demand for accommodation throughout the year. The apartment is let at £165 per night with a minimum stay duration of three nights.

Lorne View apartment is an easily managed and very profitable business. Offers Over of £450,000 are invited for the property complete with goodwill and trade contents, excluding personal items.

Property

Lorne View is a beautifully restored Victorian house located within the town of Oban and benefitting from stunning views across Oban Bay to the Isle of Mull. Set over three floors the semi-detached property is of stone construction with slate roofing.

The self-catering apartment is situated on the ground floor. Guest access the apartment from a side entrance through a private courtyard, with hot tub, and into a rear hallway that provides access to the bathroom, kitchen, dining room and bedroom. A hallway leads to the main living area. The apartment has been refurbished to a very high

standard, is exceptionally well equipped, and offers guests a little luxury.

The main house is accessed via the front door that opens onto the pavement on Ardconnell Road. The entrance porch in turn opens to the hall. There is owners' access to the apartment from the main hall. A stair leads to the first floor. At the front of the property there is a spacious living room and dining room with stunning panoramic views. At the rear of the property is a modern kitchen and luxurious bathroom.

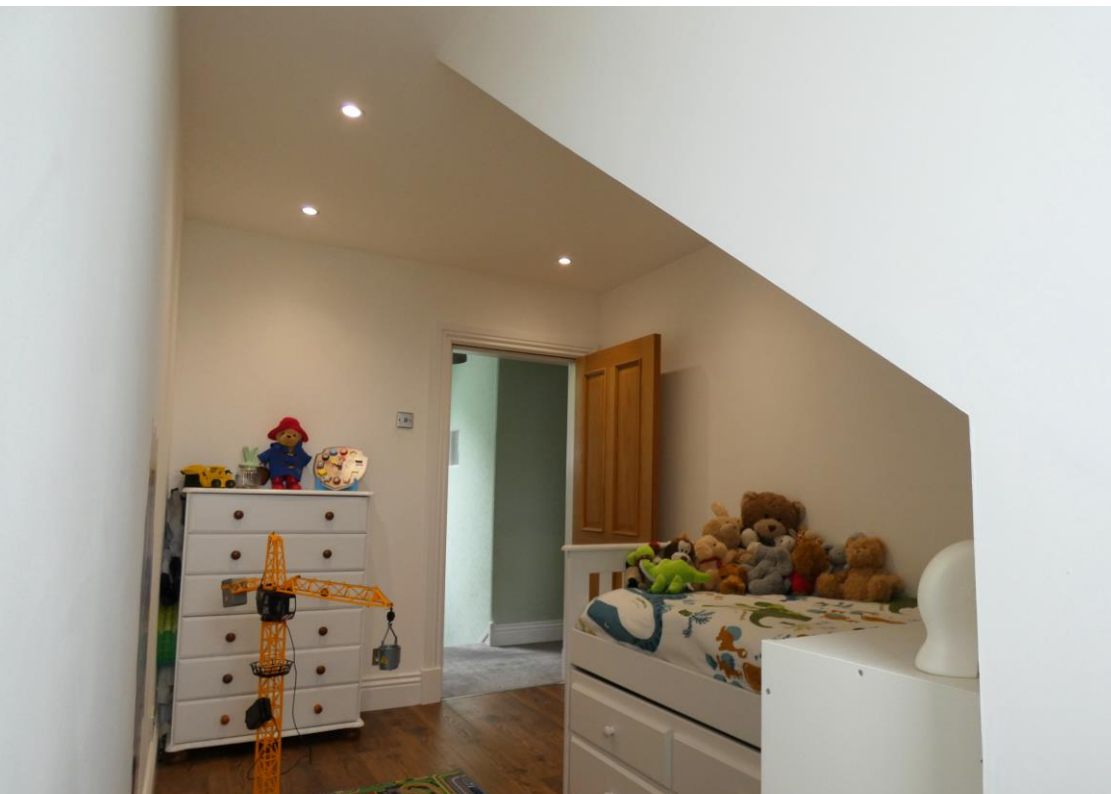
A stair leads to the upper floor where there are 3 good sized double bedrooms.

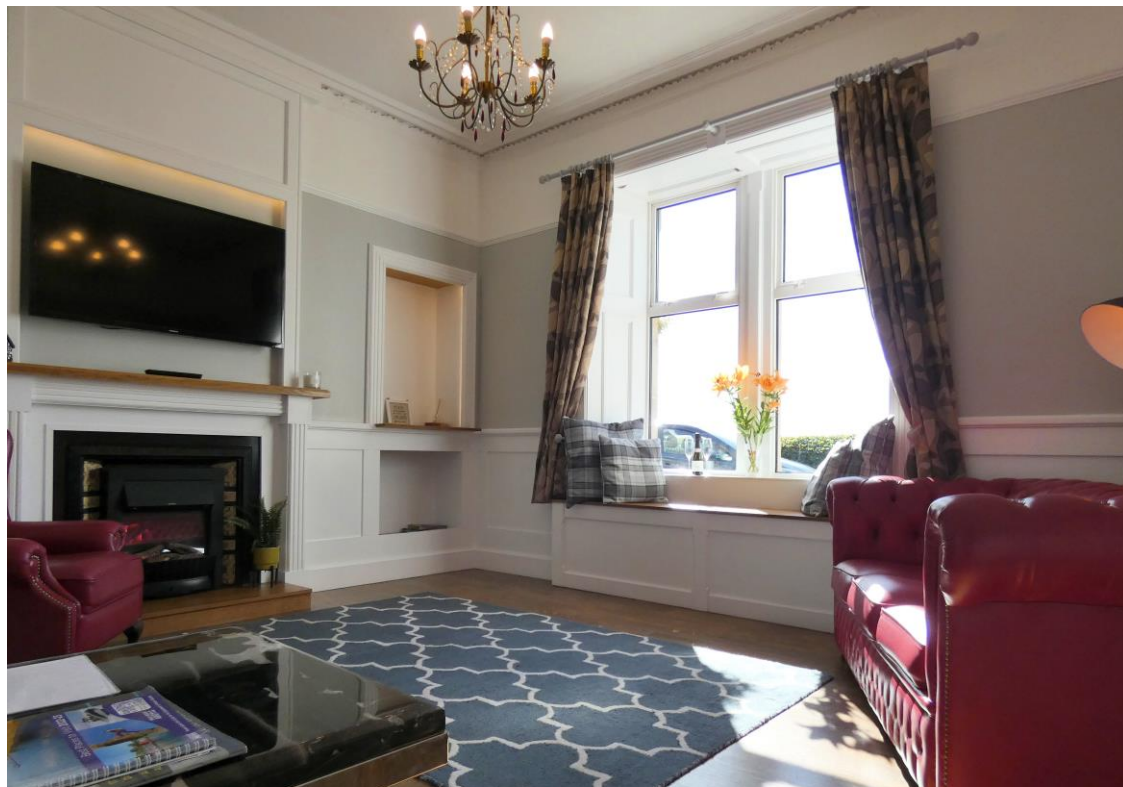
The property benefits from mains electricity, water, and drainage. The boiler and central heating are mains gas. The property is mainly double glazed.

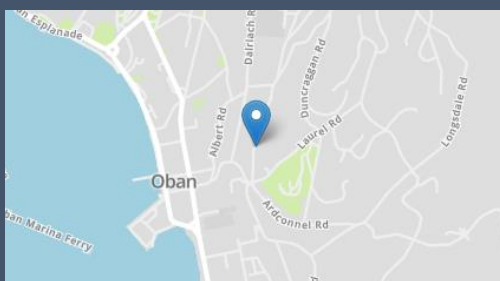
External

There is a private courtyard at the rear of the property that is accessed from the side of Lorne View and from the apartment. It has a hot tub that is situated within a solid wood gazebo with outdoor lighting.









Services

The property has mains services connected.

Tenure

The property is held on the Scottish equivalent of freehold.

Trading Figures

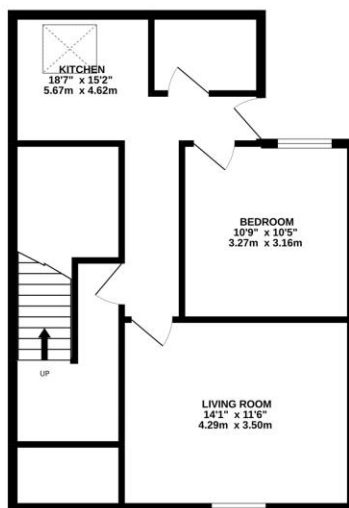
Full trading information will be provided after formal viewing has taken place.

Price

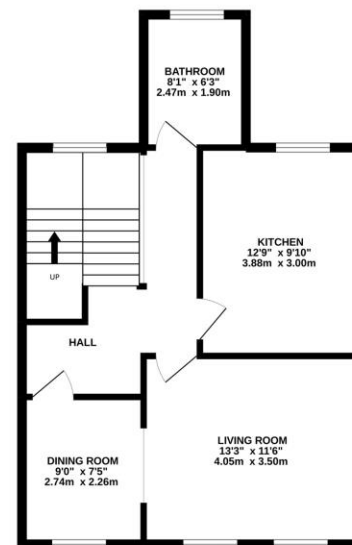
An asking price of £450,000 is sought for the freehold business, fixtures, fittings, and goodwill.

OFFERS OVER
£450,000

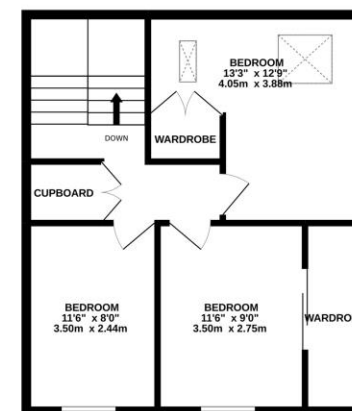
GROUND FLOOR



1ST FLOOR



2ND FLOOR



LORNE VIEW VILLA, ARDCONNEL ROAD, OBAN, PA34 5DW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All appointments to view this or any of our other properties must be made through the vendors sole agents:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be submitted in writing to CLL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.
C2216 Ravensworth 01670 713330