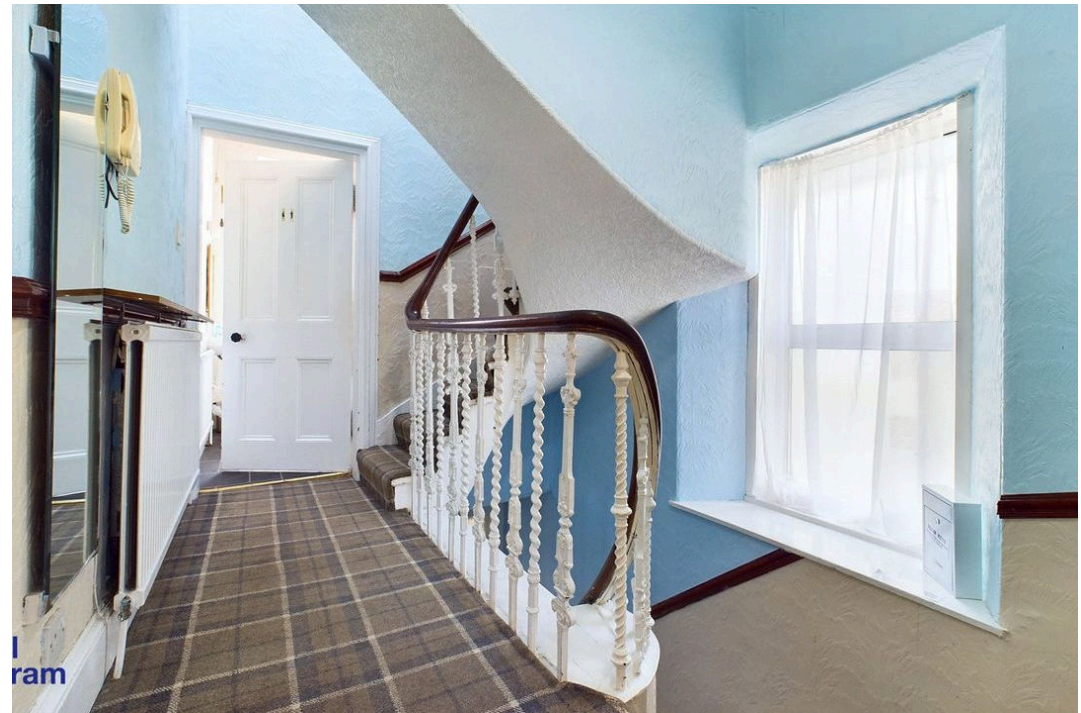


Victoria Villa, Dunollie Road, Oban, Argyll, PA34 5PJ
bellingram.co.uk

 **Bell
Ingram**



Property Description

Situated in the heart of the vibrant coastal town of Oban, Victoria Villa offer buyers an opportunity to acquire a traditional three-bedroom maisonette set within easy walking distance of the town centre.

The property is entered at ground floor level with a carpeted staircase rising to the first-floor landing.

A fitted kitchen is positioned to the rear of the property, featuring a range of wooden wall and floor units, complemented by a cream-coloured worktop. The design allows for a number of appliances including freestanding cooker and under counter washing machine, dishwasher and fridge. The modern central heating boiler is located within the kitchen.

Positioned to the front of the property, a spacious family lounge enjoys views out to the front, offering partial views across Oban Bay. The room is large enough to accommodate a dining table. Also accessed from the first-floor landing, a triple bedroom is positioned to the rear of the property.

The room offers views over the rear garden and features a fitted wash basin. A shower room is also located on the first floor of the property, featuring a cubical shower and white two-piece bathroom suite.

The staircase continues to the second floor, giving access to three further bedrooms, two double rooms and a twin room. Coombed ceilings compliment the original design features, giving the property a real sense of character.

The property has been used for short term holiday lets and is now being offered as a family home.

Oban is a popular west coast town with a thriving local population. It is popular with tourists and offers a comprehensive range of local amenities including shops, restaurants, banks, cafes and bars. For those looking to enjoy a more active lifestyle, the town benefits from a large leisure centre, golf club and various gyms.

Several sailing marinas are located within close proximity to the town. There are a number of primary schools and a well-respected high school, as well as a medical centre, hospital, and churches of various denominations. The town prides itself on the title of Scotland's Seafood Capital and has a longstanding fishing heritage



Victoria Villa, Dunollie Road, Oban, Argyll, PA34 5PJ



| Offers Over £175,000

Plans

Approx. gross internal floor area
90 sq m

Location

Directions
The property is located in the heart of Oban, on Dunollie Road. Access is from the pavement outside the property, with a small garden leading to the main entrance door.

On-street parking is available to the front of the property.



Details

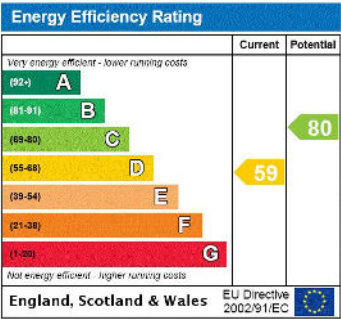
Local Authority
Argyll and Bute

Council Tax
Band =

Tenure
Freehold

EPC
EPC Rating = D

Property



Services & Additional Information

Mains electricity, mains drainage, mains water, mains gas heating, BT phone and WIFI connectivity, 4G phone signal.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Under the 5th directive of the Money Laundering Regulations 2019, effective from 10th January 2020, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Particulars and Photographs- February 2025

Enquire



Andrew Fuller

Oban

01631 566122

oban@bellingham.co.uk



Tax Calculator



Free Market Appraisal



View Digital Brochure



Property Search



View On Website

Viewing strictly by appointment

Published: March 2025

Property Ref: OBN240174

powered by

FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Victoria Villa, Dunollie Road, Oban, Argyll, PA34 5PJ



3



2



1

| Offers Over £175,000