



Tanglin Guest House, Breadalbane Street, Oban, PA34 5PE  
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# Property Description

Located centrally within the vibrant coastal town of Oban, Tanglin Guest House offers buyers an opportunity to acquire a well-appointed guest house, the perfect lifestyle opportunity for those looking to make a move to this much-loved coastal location.

Constructed circa 1880, this traditional Victorian terraced property is located just a short walk from the many amenities that Oban has to offer, ideal for those looking to explore the local sights.

The property benefits from six guest bedrooms, offering a combination of single, double, family and quadruple room occupancy. Four of the bedrooms feature en-suite shower rooms, with the top floor bedrooms sharing a family bathroom. Located on the ground floor and accessed from the entrance hall, a sizable dining room offers seating for those looking to enjoy bed and breakfast. A fitted kitchen is positioned to the rear, within a private residence, suitable for owner or manager accommodation. A ground floor bedroom is located within the residence, offering scope for conversion to suit those with mobility difficulties.

Tanglin Guest House is currently operated as a profitable lifestyle business with a strong and consistent financial performance, however, given its prominent location within one of the most iconic coastal towns in Scotland, it also offers flexibility to introduce alternative revenue streams.

A sizable, combined garage and shed is located within the grounds, offering additional storage and laundry space, as required. Parking is on a first come, first served basis.

The property enjoys regular positive reviews and is popular with guests

looking to explore this wonderful coastal location. Full details of the business performance, along with financial summaries are available from the sole selling agent.

The vendor has successfully operated Tanglin Guest House since its purchase in 2015, however, a change in personal circumstances has led to the decision to bring this exciting lifestyle opportunity to the market.

The property is currently being operated as a holiday-let property; however it also offers scope for change of use to convert back to a family residence. Further details of this process are available through the selling agent.



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# Plans

Approx. gross internal floor area  
**172.69 sq m**

## Location

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.



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# Details

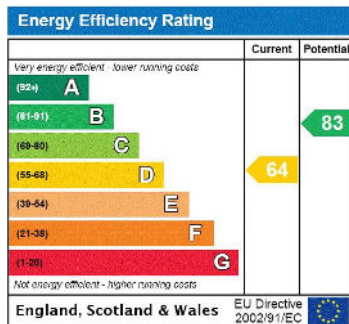
Local Authority  
Argyll and Bute

Council Tax  
Band = H

Tenure  
Freehold

EPC  
EPC Rating = D

Property



## Services & Additional Information

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

## Directions

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

Private parking is available to the rear of the property.

[What3words///outside.marmalade.home](http://What3words:///outside.marmalade.home)

## 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.

Particulars and Photographs    December / January 2025

Enquire



Andrew Fuller

Oban

01631 566122

oban@bellingram.co.uk



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