



Harbour View Guest House, Cawdor Place, Shore Street, Oban, PA34 4LQ

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Ingram**



Property Description

Harbour View Guest House offers buyers an opportunity to acquire a well-established guest house in the heart of Oban, prominently positioned on the ever-popular Shore Street. This period property dates back to the early 1800's, offering a unique blend of historic charm and hospitality, set within a short stroll from the iconic seafront.

The property benefits from strong footfall and year-round trade. A grade-B listed building, the guesthouse retains many original features of its era, including high ceilings, sash-style windows, and an impressive sweeping staircase, all of which contribute to its appeal.

Oban is a vibrant coastal town on Scotland's west coast, often referred to as the "Gateway to the Isles" due to its excellent ferry links to the Inner and Outer Hebrides. Nestled around a natural bay, the town enjoys stunning sea views and a bustling waterfront lined with shops, cafés, and seafood restaurants.

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It should be noted that while currently operational, the property would

benefit from modernisation throughout and offers potential for reconfiguration, depending on the new owner's requirements and planning restrictions.

Externally, Harbour Guest House enjoys an attractive frontage onto Shore Street, a popular residential area within the town. A private courtyard garden is located to the rear of the property, accessed from the rear hallway. An external shed offers storage and laundry facilities.

Harbour Guest House offers significant potential for internal redevelopment and refurbishment to suit changing market demands, subject to the necessary planning and listed building consents.

Plans

Approx. gross internal floor area
198 sq m

Location

Directions
The property is located on Shore Street in the heart of Oban, just a short walk from the town centre. Metered parking is available to the front and around the local roads. Further parking is available within paid car parks, located locally.



Details

Local Authority

Argyll and Bute

Council Tax

Band = Owners Accommodation -Band A, Guest House
Rateable Value- £8,700

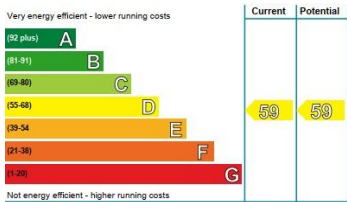
Tenure

Freehold

EPC

EPC Rating = D59

Property



Services & Additional Information

Mains electricity, mains water, mains drainage, gas central heating.

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 6th directive of the Money Laundering Regulations 2024, effective from 31st May 2024, we are required to carry out anti-money laundering due diligence on the successful purchaser to allow completion of the sale.

Viewings

Strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, then please discuss it with a member of Bell Ingram staff before viewing in order to avoid a wasted journey.

Particulars and Photographs
July 2026



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7



4



2

Guide Price £250,000

Enquire



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Tax Calculator



Free Market Appraisal



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View On Website

Viewing strictly by appointment

Published: August 2026

Property Ref: OBN260066

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7



4



2

| Guide Price £250,000