



CCL



Situated on Breadalbane Street in the heart of Oban, Highland Apartments offers residents immediate access to an impressive range of local amenities and facilities. The area is renowned for its vibrant selection of shops, restaurants, cafés, and bars, as well as essential services including banks, medical centres, and a hospital. Oban's leisure centre, golf club, and gyms are all within easy reach, providing ample opportunities for recreation. Transport links are excellent, with Oban railway station and the ferry terminal just a short walk away, offering regular connections to Glasgow, Edinburgh, and the surrounding islands. The town's status as the "Gateway to the Isles" makes it a hub for both travel and commerce, while the picturesque waterfront and marinas enhance its appeal as a desirable place to live.



- Twelve self-contained flats
- High occupancy rates
- Strong monthly income
- Central Oban location
- Excellent transport links
- Severe rental shortage

T: 01343 610520



CCL

www.cclproperty.com

Highland Apartments, Oban, PA34 5PA

Property

This substantial property comprises a former hotel that has been extended with a modern three-storey addition, now forming a well-presented block of twelve apartments. The accommodation is a mix of one and two-bedroom flats, each designed to offer comfortable, contemporary living spaces. The original building retains period character, complemented by the architectural styling of the extension, resulting in a cohesive and attractive development. Each apartment benefits from practical layouts, modern kitchens, and well-appointed bathrooms, with several units enjoying pleasant outlooks over the surrounding gardens or towards the town. The communal areas are well maintained, and the property is fully compliant with current safety regulations. The configuration suits a range of tenants making it a versatile investment in a sought-after location.

Investment

Highland Apartments represents an exceptional investment opportunity, comprising twelve self-contained flats with a proven track record of long-standing tenants and exceptionally high occupancy rates. Rental income per apartment ranges from £375 to £600 per month, generating a robust monthly income of approximately £5,500, with the majority of tenancies due for a rent review. Oban is currently experiencing a well-documented shortage of rental accommodation, driven by a surge in short-term lets and second homes, which has prompted the local council to declare a housing emergency. Demand for long-term rental properties remains acute, with hundreds on the waiting list for housing in the area. This scarcity, coupled with the property's established occupancy and potential for rental uplift, underpins the investment's security and growth prospects, making it a highly attractive proposition for discerning investors.

External

The site extends to approximately 0.3 acres, providing a generous setting for the property. The front of the building is enhanced by an enclosed garden, bordered by a mature hedge and wall providing a good degree of privacy. Both the main building and the extension are accessible from this enclosed area, which features established shrubs and trees. Pedestrian access to Breadalbane Street is convenient and welcoming. To the rear, one apartment benefits from a private entrance, adjacent to a small car park and a communal area designated for bin storage and services, ensuring practicality for residents.

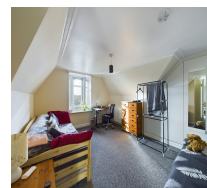


CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com



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 things 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.