

DAWSONS



**9D GANAVAN SANDS
OBAN, PA34 5TB**

A Luxury First Floor Apartment In A Sought-After Coastal Location
Enjoying Excellent Uninterrupted Views Over
Ganavan Beach To The Seascape Beyond

Vestibule : Hall : Open-Plan Lounge/Dining Room/Kitchen
Principle Bedroom With En-Suite Shower Room
Second Bedroom : Bathroom

Video Intercom System : Lift : Private Parking

Guide Price £340,000

INDEPENDENT ESTATE AGENTS OF ARGYLL AND THE WEST HIGHLANDS



Oban, the principal tourist town of Argyll, supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There are primary schools, a high school, a sports centre and a general hospital as well as churches of various denominations. The thriving town has an attractive sea front and bustling harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. The town enjoys good transport links to the central belt of Scotland by road and rail.

This luxurious two bedroomed apartment is situated in the prestigious Ganavan Sands Development, just over two miles from the centre of town. Enjoying spectacular uninterrupted views of Ganavan Beach and to the islands beyond, the bright and spacious open-plan lounge/dining room/kitchen provides a stylish modern living space with a particular feature being the full length windows and the balcony with glazed panels providing a seamless view. The extremely well maintained apartment building, which serves 5 apartments, has a security video entry system, a lift to each floor, and in addition there is private car park and external store, all adding to the excellent amenity of this highly desirable beach front apartment.

DETAILS OF ACCOMMODATION

Vestibule: 2.13m x 1.59m, external door to landing, coat hooks, central heating radiator, ceiling light fitting, wood effect laminate flooring, door to **Hall** with central heating radiator, 2 ceiling light fittings, wood effect laminate flooring.

Lounge/Dining Room: 9.82m x 4.98m into bay, bay window to view with full length glazing, patio doors to balcony with glazed balustrade, 2 central heating radiators, 3 ceiling light fittings, wood effect laminate flooring.

Kitchen: 4.44m x 4.15m, fitted with a range of wall mounted and floor standing units with work tops, breakfast bar, double oven, ceramic hob with extractor chimney and stainless steel splash panel over, fridge/freezer, washing machine, integrated dishwasher, central heating boiler, fitted storage cupboard, wall tiling, ceiling light fitting, wood effect laminate flooring.

Bedroom 1: 4.53m x 3.25m into bay, bay window to side, built-in wardrobe with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet, **En-Suite Shower Room:** 1.92m x 1.87m, window to side, corner shower enclosure with sliding doors, whb, wc, walls fully tiled, heated towel rail, extractor fan, ceiling light fitting, tiled floor.

Bedroom 2: 3.82m x 2.77m, window to side, built-in wardrobe with mirror sliding doors, central heating radiator, ceiling light fitting, fitted carpet.

Bathroom: 3.82m x 1.76m, window to side, bath with shower over and glazed screen, whb, wc, walls fully tiled, heated towel rail, extractor fan, ceiling light fitting, tiled floor.

Externally there is a **Private Car Park**, together with a lockable **Store**.



GENERAL INFORMATION

Services: Mains water, electricity and drainage. Communal LPG gas system. **Contents** may be available by separate negotiation.

Council Tax: Band E. **EPC Rating:** C. **Home Report:** Available from the Selling Agents.

Guide Price: Three Hundred & Forty Thousand Pounds (£340,000) are invited and should be submitted to the Selling Agents.

Viewing: Strictly by prior arrangement with the Selling Agents.

Under **Money Laundering Regulations** we are required to carry out due diligence on purchasers to allow the transaction to proceed.

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