

DAWSONS



**TORMAN NA MARA
GANANVAN, OBAN, PA34 5TU**

A Most Appealing Detached Bungalow Pleasantly Situated In
This Highly Regarded Residential Development
On The Fringe Of The Town

Hall : Sitting Room : Kitchen/Dining Room
3 Bedrooms : Study : Bathroom : Cloak Room

Beautiful Established Garden
Attached Garage

Guide Price £385,000



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 leisure/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 also enjoys good transport links to the central belt of Scotland by road and rail.

Ganavan is a highly regarded residential development on the fringe of the town, having an excellent degree of natural amenity with the popular Ganavan Sands nearby, and yet still being within easy reach of the town centre. **Torman na Mara** is an attractive detached bungalow situated on a corner position in the heart of the development and enjoys partial views over the rooftops to the seascape and hills beyond. Of conventional timber frame construction, the property has been well maintained by the current owner, with a replacement roof added in the autumn of 2021 and replacement electric heaters in some of the rooms. A particular feature of note is the most delightful garden which has been meticulously cared for and provides areas of lawn, beds and borders filled with a variety of beautiful established plants, shrubs and trees giving a fabulous display, which adds to the appeal of this fine property.



DETAILS OF ACCOMMODATION

Hall with external door to front with glazed side panels, cloak cupboard with folding door, shelved cupboard with folding door, cupboard housing hot water tank, 2 electric heaters, hatch to floored roof space with light, tiled and carpeted floor, **Recess** providing a small sitting/dining area with external door with glazed side panel to decked seating area and the garden.

Sitting Room: 5.13m x 4.55m at widest, window to rear, patio doors to side, electric fire in wood surround with bookcase, 2 electric heaters, 2 ceiling light fittings, fitted carpet.

Kitchen/Dining Room: 7.24m x 3.01m, at widest, window to front and window to rear, fitted with a range of wall mounted and floor standing units with work tops, 1½ bowl stainless steel sink and drainer, cooker, dishwasher, washing machine, fridge, wall tiling, fitted bookcases, electric heater, recessed ceiling light and pendant light, ceramic tile and carpet tile flooring.

Cloak Room: 1.70m x 0.98m, window to side, whb in vanity unit, wc, heated towel rail, wall tiling, recessed ceiling light, fitted carpet.





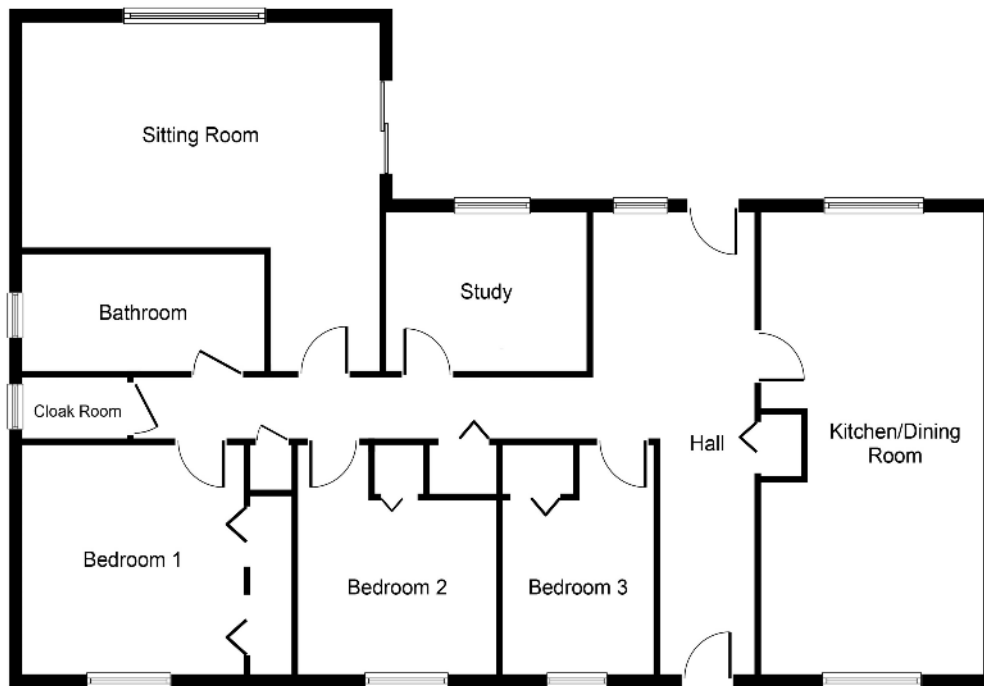
Bathroom: 3.31m x 1.51m, window to side, bath with electric shower over and glazed screen, whb, wc, heated towel rail, wall tiling, recessed ceiling lights, fitted carpet.

Bedroom 1: 3.68m x 2.82m, window to front, built-in wardrobes with folding doors, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 2.89m plus area at door x 2.68m, window to front, built-in wardrobes with folding doors, panel heater, ceiling light fitting, fitted carpet.

Bedroom 3: 2.88m plus area at door x 2.70m, window to front, built-in wardrobes with folding doors, panel heater, ceiling light fitting, fitted carpet.

Study: 3.18m x 2.42m, window to rear, panel heater, ceiling light fitting, fitted carpet.





GARDEN

Torman na Mara sits in a large corner site and is surrounded by an extremely beautiful garden which has been meticulously cared for, providing areas of lawn, beds and borders filled with a variety of established plants, shrubs and trees giving a fabulous display. There is a decked seating area to the front and a paved patio. Access is over a driveway to the rear leading to the attached **Garage** with up and over vehicle door, pedestrian door to front and window to front, light and power.



GENERAL INFORMATION

Services: Mains electricity, water and drainage. **Council Tax Band:** F.

Home Report: Available from the Selling Agents. **EPC Rating:** E39.

Viewing: Strictly by prior arrangement with the Selling Agents. **Entry:** By mutual agreement.

Guide Price: **Three Hundred & Eighty Five Thousand Pounds (£385,000)**. Offers are invited and should be submitted to 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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DAWSONS ESTATE AGENTS | Alliance House | 1 George Street | Oban | Argyll | PA34 5RX
T: 01631 563901 | E: info@dawsonsestateagents.co.uk | W: www.dawsonsestateagents.co.uk