

DAWSONS



**MORVERN
GANAVAN ROAD, OBAN, PA34 5TU**

A Most Appealing Detached Villa Situated In A Beautiful Coastal Setting On The Outskirts of Town And Enjoying Stunning Seascape Views Over The Lynn Of Lorn

*Vestibule : Hall : Sitting Room : Dining Room : Kitchen
3 Bedrooms : Shower Room : Bathroom*

*Established Garden
Integral Garage : Stores : Timber Shed : Greenhouse*

Guide Price £475,000

Independent Estate Agents of Argyll and the West Highlands



Oban, the principal tourist town of Argyll and the unofficial capital of the West Highlands, 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 enjoys good transport links to the central belt of Scotland by road and rail and the airport at North Connel serves private and light charter aircraft. The surrounding area is steeped in history with an abundance of flora and fauna with outdoor sporting and leisure facilities including shooting, fishing, hill walking, skiing, and is renowned for its excellent sailing waters.

Little Ganavan is one of the Oban area's most sought after locations with **Morvern** sitting close to the curved sandy beach and enjoying outstanding seascape views over the Lynn of Lorn to the islands and mountains beyond, in a ribbon development of individual executive homes. This substantial and most appealing detached villa offers well proportioned and most comfortable living and has been orientated to take full advantage of the fabulous views. A particular feature is the welcoming hallway and the inter-connecting arrangement of the kitchen, dining and sitting room which give a spacious flow to the accommodation. In addition the delightful established garden adds to the amenity of this highly desirable property.

DETAILS OF ACCOMMODATION

Vestibule with external door to front, door to **Integral Garage**, ceiling light fitting, tiled floor, glazed door to **Inner Hall** with window to front, ceiling light fitting, fitted carpet, glazed door to **Main Hall** with external door to rear, understair cupboard with light, Rointe electric heater, wall lights, ceiling light fitting, fitted carpet and tiled floor.

Sitting Room: 8.23m x 3.94m, windows to front and to sides, coal effect electric fire in marble effect surround and hearth, 2 Dimplex Quantum electric heaters, wall lights, ceiling light fitting, fitted carpet.

Dining Room: 3.50m x 3.16m, windows to rear and to side, Dimplex Quantum electric heater, ceiling light fitting, fitted carpet.

Kitchen: 3.45m x 2.50m, window to rear, fitted with a range of wall mounted and floor standing units with worktops, oil-fired Aga with extractor over, solid plate hob, double oven, 1½ bowl sink and drainer, integrated dishwasher, fridge, wall tiling, recessed ceiling lights, washable textile flooring.

Utility Room: 2.26m x 0.89m, window to rear, washing machine, tumble dryer, freezer, wall light, tiled floor.

Shower Room: 2.61m x 1.46m, 2 windows to rear, shower enclosure with sliding doors, whb, wc, mirrored wall cabinet, walls fully tiled, heated towel rail, ceiling light fitting, fitted carpet.





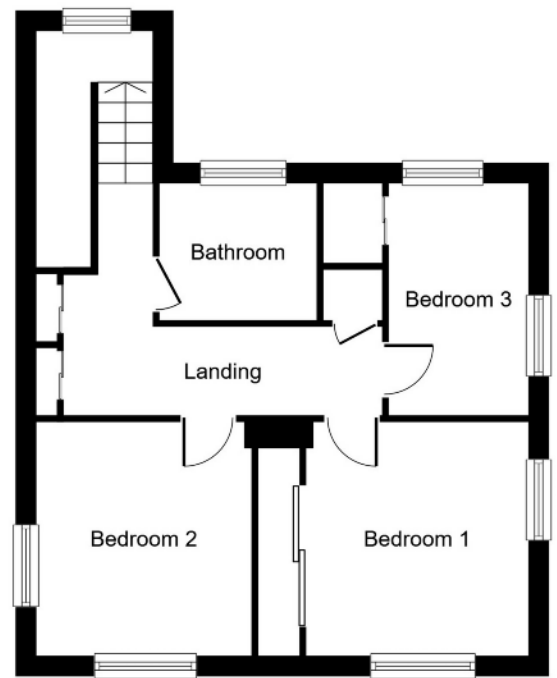
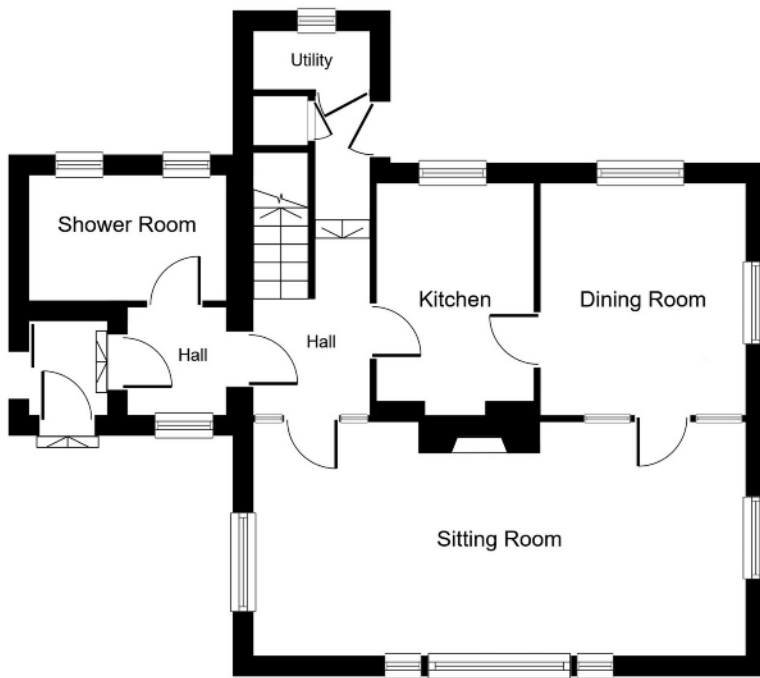
A carpeted staircase rises from the **Hall** to the **Half Landing** with window to rear, then to the **Upper Floor** with 2 built-in storage cupboards, further cupboard housing hot water tank, Rointe electric heater, hatch to floored attic storage area with light and folding ladder, 2 ceiling light fittings, fitted carpet.

Bedroom 1: 3.95m x 3.74m, window to front and to side, built-in wardrobes with cupboards over, panel heater, ceiling light fitting, fitted carpet.

Bedroom 2: 3.94m x 3.69m, window to front and to side, panel heater, fitted carpet.

Bedroom 3: 3.49m x 2.35m, windows to front and to side, built-in cupboard with double doors, panel heater, ceiling light fitting, fitted carpet.

Bathroom: 2.37m x 2.31m, window to rear, corner bath, whb with mirror over, wc, walls fully tiled, storage heater, recessed ceiling lights, fitted carpet.





GARDEN

Morvern enjoys a well established level garden, providing a delightful combination of lawns, borders and beds with a colourful variety of mature shrubs and bushes with the perimeter enclosed by fencing, walls and hedging. There are several patio seating areas throughout, which gives enjoyment of the garden from many different aspects. In addition, there is a tarmac driveway leading off the main road with a gated entrance.

Integral Garage with access from the Vestibule, up and over vehicle door to front, light and power.

2 External Stores to the rear of the Garage. **Timber Shed, Greenhouse.**

GENERAL INFORMATION

Services: Mains electricity and water. Private Drainage. Oil-fired Aga.

Council Tax Band: F. **EPC Rating:** E54. **Home Report:** Available from the Selling Agents.

Guide Price: Four Hundred & Seventy Five Thousand Pounds (£475,000). Offers are invited and should be submitted to the Selling Agents.

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

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



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