

DAWSONS



9A GANAVAN SANDS OBAN, PA34 5TB

**A Luxury Ground Floor Apartment In A Sought-After Coastal Location
Enjoying Exceptional 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**

Garden With Patio And Lawn

Video Intercom System : Private Parking

Guide Price £360,000

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 ground floor apartment is situated in the prestigious Ganavan Sands Development. 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 particular features of note being the wood flooring throughout and the extremely well fitted kitchen with Bosch integrated appliances, together with the garden with sliding doors opening out to a patio with an expanse of lawn seamlessly linking with the beach beyond. The well maintained building, which serves 5 apartments, has a security video entry system, and in addition there is a private car park and external store, all adding to the excellent amenity of this highly desirable beach front apartment.

DETAILS OF ACCOMMODATION

Vestibule: 2.03m x 1.57m, external door to **Shared Entrance Hall**, coat hooks, central heating radiator, ceiling light fitting, wood flooring, door to **Hall** with central heating radiator, video intercom, ceiling light fittings, wood flooring.

Lounge/Dining Room: 9.82m x 4.98m bay window to front, patio doors giving access to the **Garden**, 3 central heating radiators, ceiling light fittings, wood flooring.

Kitchen: 4.44m x 4.15m, extremely well fitted with an extensive range of wall mounted and floor standing units with granite work tops and matching upstands, ceramic hob with Bosch extractor hood over, Bosch double oven, integrated dishwasher, integrated washer/dryer and integrated fridge/freezer, one and a half bowl stainless steel sink with drainer, wall mounted gas-fired boiler, fitted storage cupboard with shelving, hooks and light, ceiling light fittings, wood flooring.

Bedroom 1: 4.46m x 2.68m, bay window to rear, built-in wardrobes with mirror sliding doors, built-in cupboard, central heating radiator, ceiling light fitting, wood flooring, **En-Suite Shower Room:** 1.94m x 1.91m, window to rear, corner shower enclosure with glazed sliding doors, whb, wc, walls fully tiled, mirrored wall cabinets, ladder heated towel rail, extractor fan, ceiling light fitting, tiled floor.

Bedroom 2: 3.92m x 2.71m, windows to side, built-in wardrobe with mirror sliding doors, central heating radiator, ceiling light fitting, wood flooring.

Bathroom: 3.95m x 1.75m, window to side, bath with shower over and glazed screen, whb, wc, walls fully tiled, mirrored wall cabinets, heated towel rail, extractor fan, ceiling light fitting, tiled floor.



GARDEN

94, being a ground floor apartment, benefits from a level garden to the front, with paved patio and lawn, bordered by a low wall and fencing. There is a pathway to the side giving access to the rear of the building.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. Communal LPG gas system. Private Car Park. External Store.

Council Tax: Band E. **EPC Rating:** C72. **Home Report:** Available from the Agents. **Contents** may be available by separate negotiation.

Guide Price: Three Hundred & Sixty Thousand Pounds (£360,000). Offers are invited and should be submitted to the Agents.

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

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

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