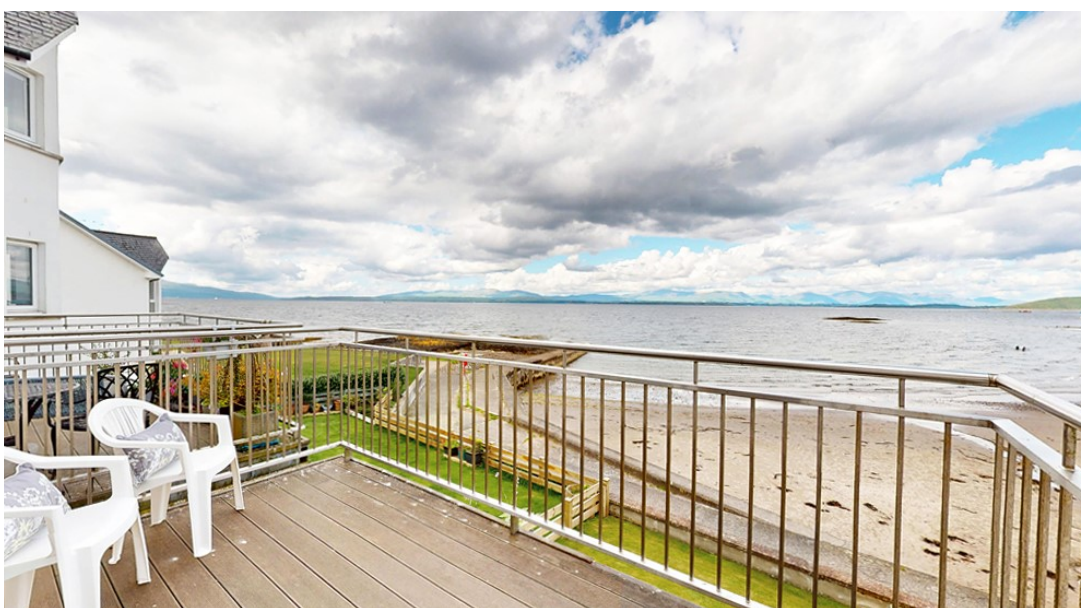




APARTMENT 8D | GANAVAN SANDS | OBAN | PA34 5TB

GUIDE PRICE: £360,000

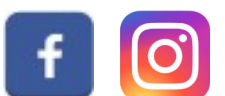


Located at the prestigious Ganavan Sands development on the outskirts of Oban, and occupying an unrivalled beach front location with spectacular sea views, the sale of Apartment 8D offers a superior and modern first floor home. Infused with natural light, the property is in excellent order, beautifully presented and benefits from double glazing and LPG fired central heating. The substantial and striking open-plan lounge, kitchen and dining area is a stunning space, with large, fully glazed patio doors leading directly on to the generous balcony, and boasts quality fitted units with integral appliances, and premium laminate flooring. A bright principal bedroom with two double built-in wardrobes and en-suite shower room, a further double bedroom, spacious family bathroom, welcoming hallway and an entrance vestibule, make up the remainder of the accommodation. Due to the size, location and private resident's parking, the property would be ideally suited as a permanent home, idyllic holiday retreat as currently used, or as an investment opportunity for the buoyant long-term rental market. *The property is being sold as seen and includes all furniture in the asking price (personal items will be removed).*

Ganavan Sands is located only two miles from Oban and enjoys regular bus links in to the town, which provides a comprehensive range of services, both commercially and culturally. The town boasts a wide variety of shops, restaurants, cafes and bars while sporting and other facilities can be enjoyed at the Atlantis Leisure Centre. The Seafood capital of Scotland, the town is also the gateway to the Isles, with ferry, train and plane services linking the islands to the mainland and central belt.

Superior, Beach Front First Floor Apartment with Uninterrupted Sea Views
Idyllic Coastal Location at Highly Desirable Ganavan Sands
In Excellent Order & Beautifully Presented
Open-Plan Lounge, Kitchen & Dining Area with French Doors & Balcony
2 Double Bedroom (Principal with En-Suite Shower Room)
Modern Bathroom
Double Glazing & LPG Fired Central Heating
Secure Entry & Lift Available to the First Floor
Ample Private Parking & Raised Decked Terrace
EPC Rating: C 77

MacPhee & Partners
First Floor, 26 George Street
Oban
PA34 5SB
01631 565 251
estateagency@macphee.co.uk :: www.macphee.co.uk



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Accommodation

Secure Entrance

With stairs and lift to both first and second floors.

Entrance Vestibule 2.1m x 1.4m

With oak effect entrance door. Oak laminate flooring. Half glazed door to entrance hallway.

Entrance Hallway 4.6m x 1.4m

With oak laminate flooring. Doors to open-plan lounge, kitchen and dining area, bathroom and two bedrooms.

Open-Plan Lounge, Kitchen & Dining Area 9.7m x 7.6m

L-shaped, with Bay window and fully glazed patio doors to front sea views and balcony. Fitted with quality, modern white kitchen units, offset with granite effect work surfaces, upstand and breakfast bar. Integral Bosch double oven. Bosch electric hob, with stainless steel Bosch extractor chimney over. Integral Bosch dishwasher. Integral Bosch washing machine. Stainless steel, one-and-a-half bowl, sink unit. Stainless steel splashbacks. Built-in storage cupboard. Vaillant boiler. Feature electric fire with stone surround. Oak laminate flooring.

Bathroom 3.9m x 1.7m

L-shaped, with frosted window to side. Fitted with modern white suite of WC, wash hand basin, and bath with mains shower over. Fully tiled walls and flooring. Heated towel rail.

Bedroom 3.9m x 2.6m

With two windows to side views. Built-in wardrobe with sliding mirrored doors.

Principal Bedroom 4.5m x 2.7m

With double Dormer windows to rear. Two built-in wardrobes with mirrored sliding doors. Small built-in cupboard. Door to en-suite shower room.

En-Suite Shower Room 1.9m x 1.7m

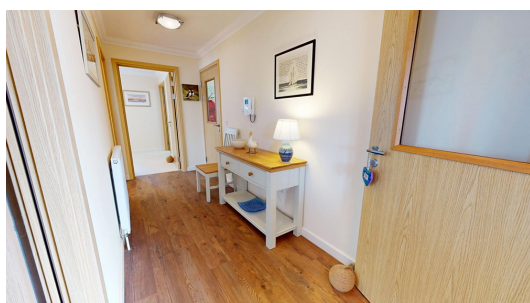
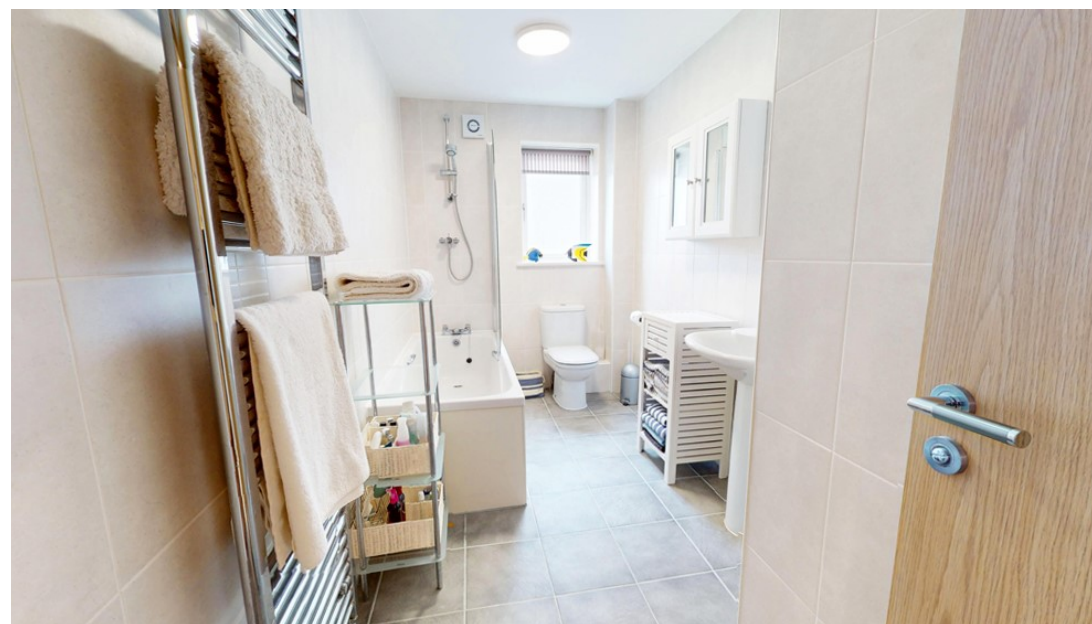
With frosted window to rear. Fitted with modern white suite of WC set in tiled vanity unit, wash hand basin and shower cubicle with mains shower. Fully tiled walls and flooring. Heated towel rail.

External

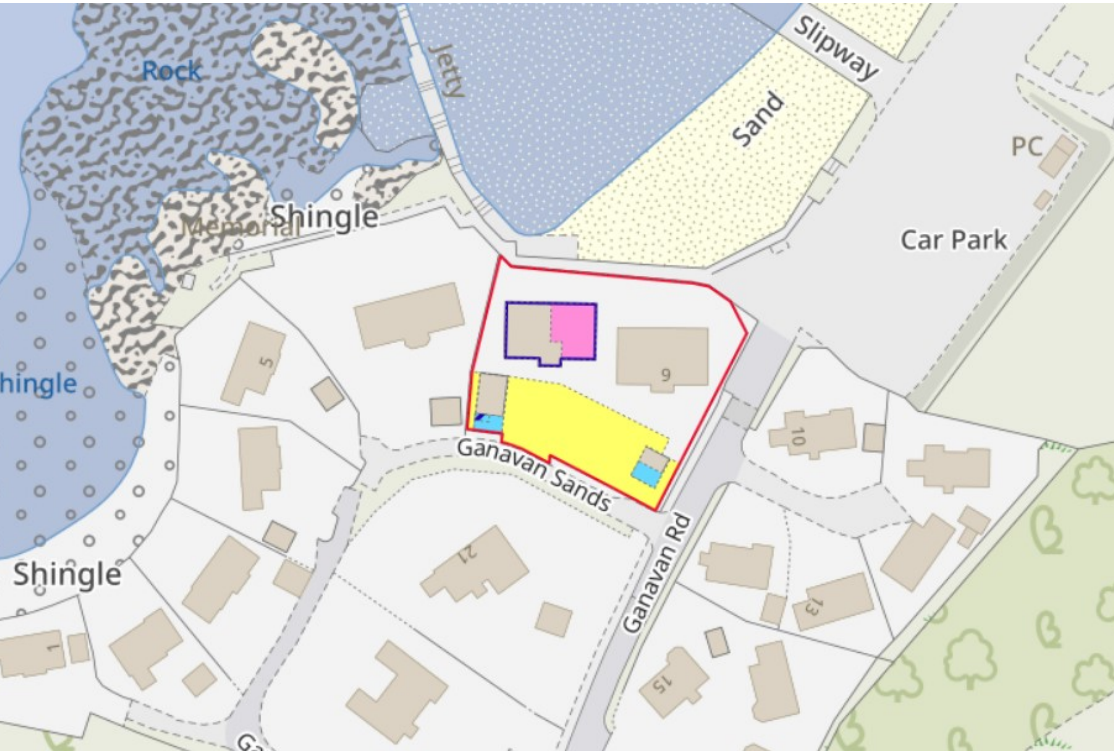
The property is approached by an area of monobloc private resident's parking to the rear of the property. A locked storage area with power supply is also part of the property's title. Access to the building itself is via a secure entry door, with both stairs and a lift up to the first floor. A raised balcony features to the front of the property, accessed by the patio doors in the open-plan living area.

Title Plan

The area shaded pink indicates the first floor property. The yellow shaded area indicates the private resident's parking area, whilst the two paler blue shaded areas, denote the locked storage areas. The darker blue shading on the left hand side indicates the location of the locked storage area for Apartment 8D.



Title Plan

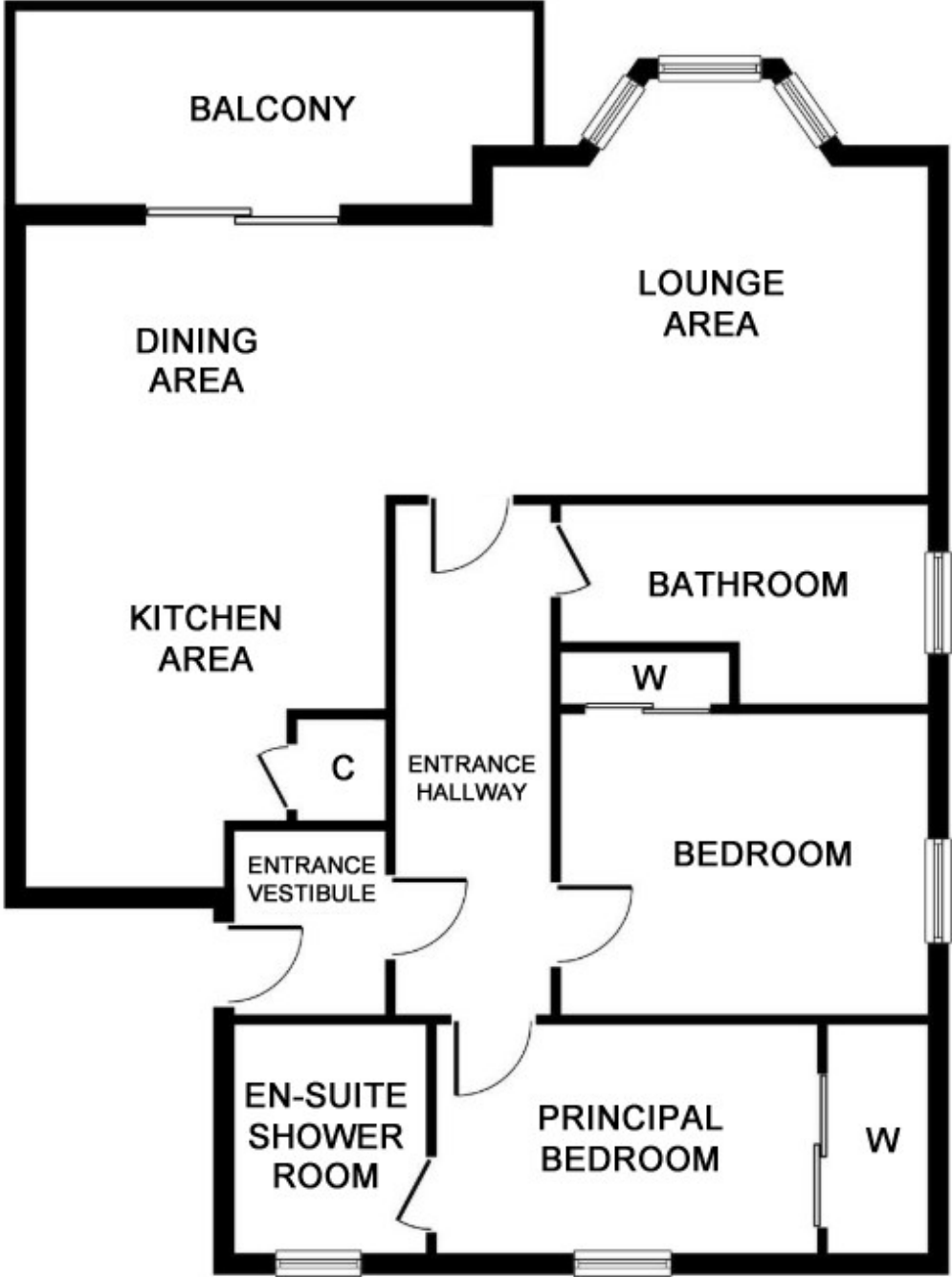


Travel Directions

Approaching Oban from the north on the A85, continue down to the roundabout with the Corran Halls on your right. Travel straight across the roundabout. Turn right at the 2nd roundabout (second exit) onto the Corran Esplanade passing the cathedral on your right. Continue on this road for approximately 2 miles. Approaching the Ganavan Sands development by Ganavan beach, proceed ahead and turn left directly before the car park and beach, then turn immediately right in to the private parking area for the properties in Block 8. Enter the property at the rear, turning left up the stairs to the first floor, and Apartment 8D is located on the right hand side, past the lift.

 what3words thumb.nuzzling.positions

Floor Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.