



West Bracklinn

Ganavan | Oban | PA34 5TU

Guide Price £410,000

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PROPERTY

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West Bracklinn is a beautifully presented 4/5 Bedroom detached House in a quiet Oban neighbourhood close to Ganavan's beaches, enjoying sea views towards Lismore and the Sound of Mull, with attractive garden, double garage, and ample parking.

Special attention is drawn to the following:-

Key Features

- Beautifully presented 4/5 Bedroom detached House
- Sea views towards Lismore & Sound of Mull
- Quiet neighbourhood, only 20-minute walk from town
- Hallway, Kitchen/Diner, Lounge, Utility Room, Bathroom
- Dining Room/Bedroom, 4 further Bedrooms, WC
- Excellent storage throughout, including Loft & Eaves
- Oil central heating & gas fire
- Replacement double glazing
- White goods, blinds & flooring included
- Attractive garden extending to around 1/3 acres
- Double Garage & private parking for several vehicles
- Ganavan beaches on doorstep
- Walk-in condition



West Bracklinn is an immaculate detached property with 4/5 Bedrooms, enjoying a peaceful position within a quiet area of Oban, offering lovely sea views towards Lismore and the Sound of Mull. Conveniently located, the property is approximately a 20-minute walk from the town centre, while the nearby Ganavan beaches provide an attractive coastal setting close to home.

The well-proportioned accommodation comprises a Hallway, modern Kitchen/Diner, spacious Lounge, practical Utility Room, gorgeous Bathroom, large Dining Room/Bedroom, 4 further Bedrooms and a WC. Excellent storage is available throughout, including Loft and Eaves storage.

The property benefits from oil central heating, a gas fire and replacement double glazing. White goods, blinds and flooring are included in the sale, allowing the new owners to settle in with ease.

Outside, the attractive garden extends to approximately 1/3 of an acre, providing generous space for relaxation and outdoor activities. A double garage and private parking for several vehicles add further practicality. Presented in walk-in condition, this is an appealing home in a desirable Oban location.

APPROACH

Via gated entrance into the private parking area to the side, and entrance at the front into the Hallway or at the rear into the Utility Room.

HALLWAY

With carpeted stairs rising to the first floor, radiator, wood effect flooring, and doors leading to the Kitchen/Diner, Lounge, Dining Room/Bedroom, Bathroom, and 2 further Bedrooms.

KITCHEN/DINER 4.05m x 3.65m (max)

Fitted with a range of modern gloss base & wall mounted units, wooden work surfaces, stainless steel sink & drainer, Respatex style splash-backs, built-in electric double oven & grill, ceramic hob, stainless steel cooker hood, built-in microwave, integrated fridge/freezer & dishwasher, radiator, built-in storage cupboards, ceiling downlights, wood effect flooring, and windows to the rear & side elevations.

UTILITY ROOM 3.65m x 2.55m

Fitted with modern gloss base & wall mounted units, wooden work surfaces, sink & drainer, washing machine, tumble dryer, wood effect flooring, windows to the rear & side, and door leading to the rear garden.



LOUNGE 6.8m x 4.4m

With windows to the front & both side elevations, 3 radiators, attractive fireplace with gas fire, and fitted carpet.

DINING ROOM/BEDROOM 4.6m x 3.05m

With windows to the front elevation, radiator, and fitted carpet.

BATHROOM 2.6m x 1.7m

With modern white suite comprising bath, WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, ceiling downlights, tiled walls, tiled flooring with underfloor heating, and window to the rear elevation.

BEDROOM ONE 2.8m x 2.6m

With window to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

BEDROOM TWO 3.65m x 2.6m

With window to the rear elevation, radiator, built-in wardrobe, and fitted carpet.

UPPER LANDING

With Velux style window to the rear elevation, fitted carpet, and doors leading to the WC, Bedroom Three, and Bedroom Four.

WC 1.2m x 1.05m

With modern white suite comprising WC & vanity wash basin, radiator, tiled flooring, and Velux style window to the rear elevation.



BEDROOM THREE 6.1m x 4.35m (max)

With Velux style window to the front elevation, further window to the side, 2 radiators, built-in wardrobe, fitted carpet, Eaves storage, and door leading to the partially floored Loft space with lighting.

BEDROOM FOUR 4.45m x 2.65m

With window to the side elevation, radiator, wall-to-wall built-in wardrobes (with access to further Eaves storage), and fitted carpet.

DOUBLE GARAGE 6.05m x 4.8m

With 2 up-and-over garage doors to the side elevation, pedestrian door to the rear, 2 windows to the front, 2 windows to the rear, power, and lighting.

GARDEN

The property is surrounded by well-maintained and attractive garden grounds, thoughtfully laid out with areas of lawn, patio paving and established shrubs & planting, creating a pleasant and private outdoor environment. To the front, an elevated patio provides an excellent space for outdoor seating and entertaining while taking full advantage of the spectacular sea views towards the surrounding coastline and islands. A drying green is located to the rear, providing useful additional outdoor space. The gardens offer a good balance of lawned and paved areas, with established vegetation adding colour and character throughout. Off-street parking is available via a private paved driveway, providing convenient parking close to the property.



West Bracklinn, Oban



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water & electricity. Oil tank. Drainage to private septic tank.

Council Tax: Band G

EPC Rating: F35

Gross Internal Floor Area: 166m²

Local Authority: Argyll & Bute Council.

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

LOCATION

Oban is a small town with a population of around 8,000, but partly due to its tourist industry provides a variety of facilities and services. With a modern leisure centre, public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

From Argyll Square in Oban, proceed north along George Street onto the Corran Esplanade. Continue on this road for approximately 3 miles. Take a right before reaching Ganavan Sands. Go up the small hill and West Bracklinn is on the right.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinster,
Oban, PA34 4LU.**



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