



8A Ganavan Sands

Oban | Argyll | PA34 5TB

Guide Price £375,000

Fiuran
PROPERTY

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8A Ganavan Sands is an exceptional beachfront 2/3 Bedroom Apartment with a private, enclosed garden, enviably positioned within the prestigious Ganavan Sands development. Enjoying a superb coastal setting just 2 miles from the vibrant seaside town of Oban, this beautifully presented home offers an outstanding opportunity to embrace luxury waterside living.

Special attention is drawn to the following:

Key Features

- Beautifully presented ground floor Apartment
- Spectacular beachfront location with panoramic sea views
- Conveniently located only 2 miles from Oban town centre
- Vestibule, Hallway, open-plan Kitchen/Diner/Lounge
- 2 double Bedrooms, Office/3rd Bedroom
- En Suite Shower Room, Bathroom, Utility Room
- LPG central heating, with stove in Lounge
- Double glazing throughout
- Excellent storage, including walk-in wardrobe
- White goods, window coverings & flooring (excluding rugs) included
- Private, enclosed garden surrounding property
- Private, lockable store
- Residents' parking to rear



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The well-appointed accommodation comprises an entrance Vestibule, welcoming Hallway, and a stunning open-plan Kitchen/Dining/Living area, where expansive glazing frames breathtaking sea views and a contemporary stove creates a warm and inviting focal point. The Kitchen is complemented by a practical Utility Room, while the property further offers two generous double Bedrooms, including a luxurious Master Bedroom with walk-in wardrobe and En Suite Shower Room, an Office/3rd Bedroom, and a family Bathroom.

Constructed in 2011, 8A Ganavan Sands has been finished to a high standard and benefits from double glazing and gas central heating throughout. All white goods, window coverings and floor coverings (excluding rugs) are included in the sale. Externally, the property enjoys a private, enclosed garden designed for ease of maintenance, together with private residents' parking to the rear and the added convenience of an external store.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via private residents' parking to the rear of the property, secure entry at the rear into the communal close, and through a door on the left leading into the Vestibule.

VESTIBULE 2.1m x 1.25m

With radiator, Karndeian oak flooring, and glazed door leading to the Hallway.

HALLWAY

With radiator, Karndeian oak flooring, and doors leading to all rooms.

LOUNGE 5.7m x 4.75m (max)

Open plan to the Kitchen/Diner, with Bay window to the front elevation with spectacular views, 2 radiators, LPG stove, Karndeian oak flooring. Bookcases available to be included, if required.

KITCHEN/DINER 4.35m x 4m (max)

Fitted with a range of modern base & wall mounted units, centre island with inset electric cooker, granite work surfaces with inset sink, integrated dishwasher, low-hanging pendant lights over dining area, radiator, Karndeian oak flooring, door leading to the Utility Room, and glazed sliding doors leading to the patio.



UTILITY ROOM 3.3m x 1.65m (max)

With base & wall-mounted units, work surfaces, stainless steel sink & drainer, wall-mounted gas boiler, wooden shelving, large utility storage cupboard, high up wall cupboard (housing fuses, TV and BT connections), washing machine, tumble dryer, microwave, radiator, and wood effect flooring.

BEDROOM ONE/MASTER 3.5m x 3.15m

With window to the side elevation, radiator, built-in shelved cupboard, walk-in wardrobe with fitted units (2.75m x 1.25m), fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 2.75m x 1.8m

Fitted with a modern white suite comprising WC & wash basin, shower enclosure with mixer shower, chrome heated towel rail, tiled walls, tiled flooring, and window to the side elevation.

BEDROOM TWO 3.35m x 3.25m (max)

With window to the rear elevation, radiator, and fitted carpet. Freestanding wardrobe available to be included, if required.

OFFICE/3RD BEDROOM 2.7m x 2.5m (max)

With window to the rear elevation, radiator, and fitted carpet. Shelving units available to be included, if required.

BATHROOM 2.65m x 2.15m (max)

With modern white suite comprising bath with mixer shower over, WC & wash basin, chrome heated towel rail, fitted units, tiled walls, and tiled flooring.

EXTERIOR

No.8A enjoys the advantage of a private, enclosed garden surrounding the property, predominantly laid to lawn with a paved patio providing an ideal space for outdoor dining and relaxation. The garden also benefits from a useful metal storage shed. To the rear of the development, there is private residents' parking together with a secure lockable external store (1.9m x 1.9m), offering additional storage.



8A Ganavan Sands, 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, gas, and drainage.

Council Tax: Band E

EPC Rating: C70

Gross Internal Floor Area: 106m²

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, a public library, churches, several supermarkets, and many pubs, shops and restaurants, the town also offers access to a range of outdoor pursuits.

DIRECTIONS

Arriving into Oban on the A85, continue down to the roundabout with the Corran Halls on the right and take the second exit. At the second roundabout bear right onto the Corran Esplanade passing the Cathedral on the right. Continue on this road for approx. 1.5 miles. On arriving in the Ganavan Sands development take first left down the hill, and block 8 is the second block of apartments 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 view the property in person and should they wish to pursue, 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 Mhinister,
Oban, PA34 4LU.**

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