



## 8B Ganavan Sands

Oban | Argyll | PA34 5TB

Guide Price £350,000

**Fiuran**  
PROPERTY



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8B Ganavan Sands is an exquisite beachfront Apartment with 2 Bedrooms, situated in the prestigious Ganavan Sands development, only 2 miles from the seaside town of Oban.

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, En Suite Shower Room, Bathroom
- LPG central heating
- Double glazing throughout
- Built-in mirrored wardrobes
- Integrated appliances & window coverings included
- White goods & furniture available under separate negotiation
- Private garden surrounding property
- Private, lockable store & residents' parking to rear
- No chain



8B Ganavan Sands is an exquisite beachfront Apartment with 2 Bedrooms, situated in the prestigious Ganavan Sands development, only 2 miles from the seaside town of Oban.

The accommodation comprises entrance Vestibule, Hallway, stunning open-plan Kitchen/Diner/Lounge with spectacular sea views, 2 large double Bedrooms (both with built-in wardrobes), En Suite Shower Room off the Master Bedroom, and a large family Bathroom.

Built in 2011, 8B Ganavan sands benefits from modern features, double glazing and gas central heating. All integrated appliances, window coverings and flooring are included in the sale. Other white goods and items of furniture are available under separate negotiation.

There is an easily maintained, private garden surrounding the property, private residents' parking to the rear, and an external store. In walk-in condition, this sought after property is brought to the market with no chain.

The accommodation 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 right leading into the Vestibule.

### **VESTIBULE** 1.95m x 1.25m

With radiator, wood effect flooring, and glazed door leading to the Hallway.

### **HALLWAY**

With radiator, fitted carpet, and doors leading to all rooms.

### **KITCHEN** 4.1m x 3.8m (max)

Open plan to the Diner/Lounge and fitted with a range of modern white base & wall mounted units, work surfaces with breakfast bar, stainless steel sink & drainer, built-in electric double oven & grill, ceramic hob, cooker hood, integrated dishwasher, wall-mounted gas boiler, built-in shelved cupboard, and wood effect flooring.





**DINER/LOUNGE** 9.55m x 3.95m (max)

With Bay window to the front elevation with spectacular views, 2 radiators, fitted carpet, and glazed sliding doors leading to the front patio.

**BEDROOM ONE** 4.4m x 3.25m (max)

With window to the rear elevation, radiator, 2 built-in mirrored wardrobes, built-in shelved cupboard, fitted carpet, and door leading to the En Suite.

**EN SUITE SHOWER ROOM** 1.8m x 1.75m

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

**BEDROOM TWO** 3.85m x 2.55m

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

**BATHROOM** 3.85m x 1.7m (max)

With modern white suite comprising bath with mixer shower over, WC & washbasin, heated towel rail, tiled walls, tiled flooring, and window to the side elevation.

**EXTERIOR**

This ground floor apartment benefits from a private garden surrounding the property, mainly laid to grass, with a paved patio. There is also private resident's parking to the rear of the block, and a lockable store.



## 8B 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:** C72

**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.

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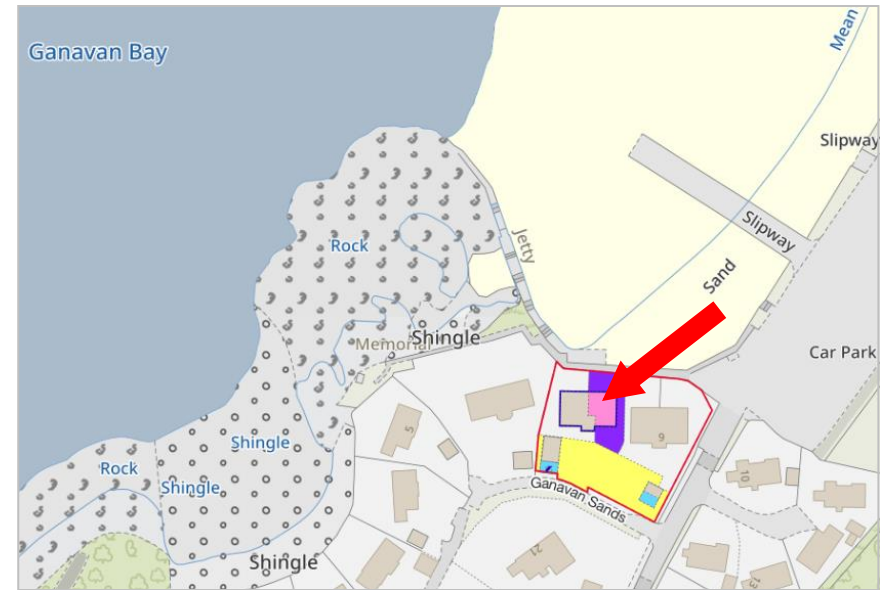
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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.



# Fiuran

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