

6 GANAVAN SANDS

OBAN • ARGYLL





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A magnificent contemporary beach side house with spectacular sea views to the Isles of Lismore and Mull

Entrance vestibule • Hall • Sitting room • Kitchen
Open plan dining and sitting room • Utility room
2 ground floor bedrooms with adjoining shower room

Large open first floor landing • Master bedroom suite with shower room and dressing room • 3 further double bedrooms, all with fitted wardrobes and one with en-suite shower room • Family bathroom

The house has excellent storage throughout

Detached double garage

In about 0.19 Ha (0.47 acres)

Oban 2 miles • Glasgow 92 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.





Situation

A truly exceptional detached residence commanding an unrivalled location on the golden sands of Ganavan beach and with breathtaking sea views to the Islands of Lismore and Mull with the Morvern Peninsula as a backdrop.

Ganavan Sands is located approximately 2 miles from the principal west coast town of Oban, which offers a wide variety of services and amenities from outdoor activities to award winning restaurants, as well as a hospital, primary and secondary schools, road, rail and air links to Glasgow and Caledonian MacBrayne ferry services to the Inner and some of the Outer Hebrides. Ganavan Sands is serviced by numerous buses throughout the day providing ease of access to Oban.

The local area is ideal for the outdoor enthusiasts with numerous walking, cycling and boating opportunities, especially with mooring facilities available locally. The coast line also has an abundance of wildlife.

Directions

From Oban Town Centre travel along the Corran Esplanade. At the roundabout take the first left signposted Ganavan. Continue along this road for approximately 2 miles and after entering the development take the second turning on the left. The entrance to the house is then on the right hand side.





Description

6 Ganavan Sands is a contemporary house which dates from 2011 and occupies a spectacular coastal setting. The build quality is immediately apparent and the quality of the finishes and fittings are to a very high standard with wide doors throughout enabling easy access. It was built on a double plot of almost 0.5 acres and, being the largest of the houses within the development, has spacious accommodation over two floors as follows.

The front door leads via an entrance vestibule with cloak cupboard into the main hall which has a recently completed Spanish stone wall and staircase to the first floor. A glazed double door opens into a very light and spacious open plan living space which includes both a seating and dining area. There is a double sided open fireplace, a Spanish stone feature wall and three sliding doors to the front patio with terrific sea views. A further set of glazed double doors opens into a formal sitting room with main dining area which enjoys a triple aspect with a stunning seaward bay window. There is a spacious fully fitted kitchen with Bosch integrated appliances including a 5 ring gas hob, electric double oven, American style fridge, and granite worktops. Also on the ground floor is a utility room with fitted units, washing machine, tumble dryer and back door. There is a ground floor double bedroom with adjoining walk-in shower room. Adjacent to the same shower room is a further children's or visitors bedroom.

On the first floor the very spacious galleried landing gives access to a study which has sliding doors onto a steel and glass balcony from where there are exceptional views.





The master bedroom suite has very generous dimensions and includes bedroom with seating area a dressing room and a spacious en-suite bathroom with bath, shower, wc, bidet and twin wash basins. There is a family bathroom, a further bedroom with an en-suite shower room, and two further bedrooms, making 6 in all.

At the front of the house is a large mono-block parking area with a detached double garage. To the rear is a paved patio with lighting and a lawn from where there are stunning sea views.

Services

The house is served by mains electricity, water and drainage.

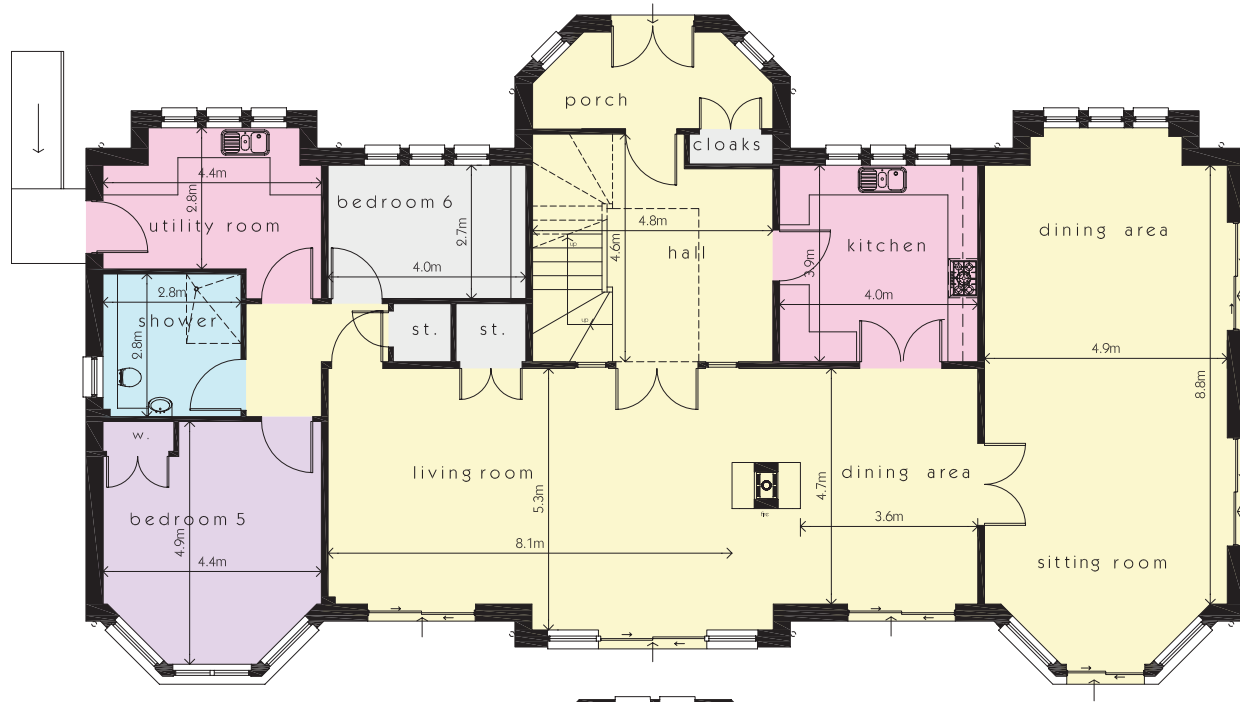
There is a LPG boiler providing underfloor central heating throughout.

NHBC

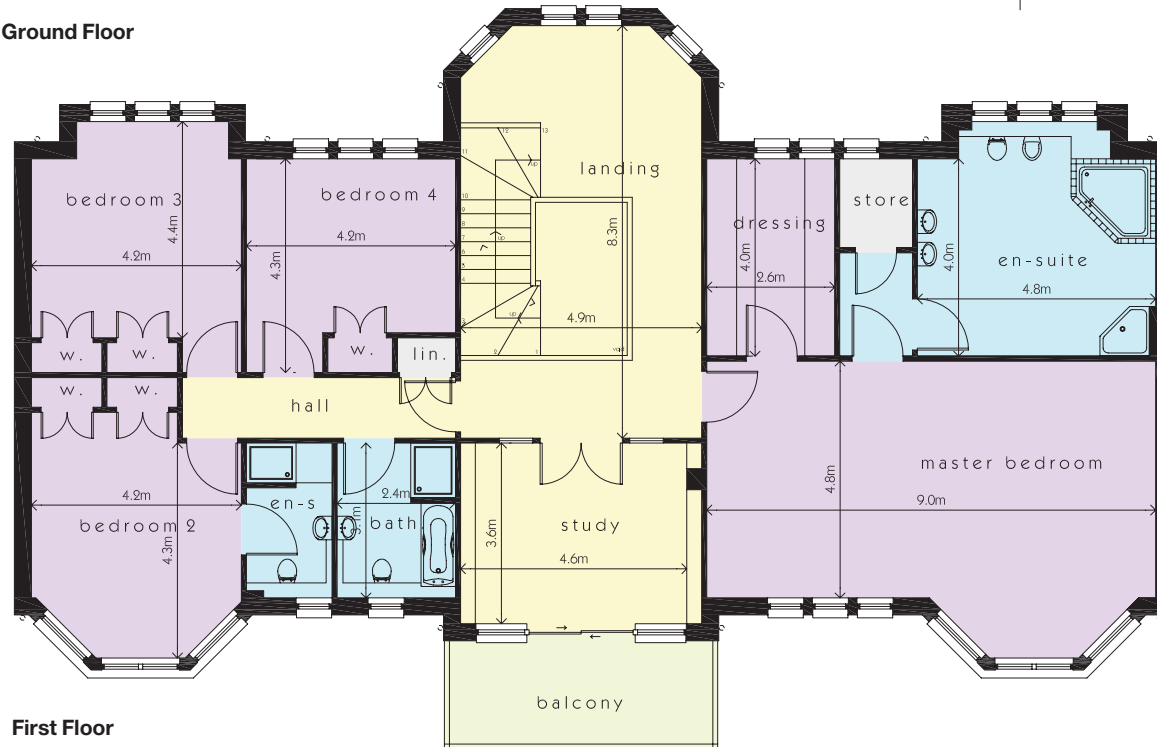
A 10 year NHBC certificate was issued on completion in 2011.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Council Tax

6 Ganavan Sands is in Council Tax band H.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.

Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents.

The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

