



# 6 GANAVAN SANDS

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OBAN · ARGYLL





## 6 GANAVAN SANDS

OBAN · ARGYLL · PA34 5TB

Oban 2 miles

Glasgow 98 miles

Edinburgh 126 miles

### An exceptional contemporary home with breathtaking views towards Lismore and Mull

Detached architect designed home built in 2011

Situated by the golden sands of Ganavan beach

Three reception rooms, six bedrooms

Wonderful views of Lismore, Mull and the Morvern Peninsula

World class sailing with mooring facilities available locally





## DIRECTIONS

Upon arriving in Oban from the north road, A85, continue down the hill until you reach the main town. Take the second exit at the first roundabout, followed by the first exit at the next roundabout. Proceed north along the Corran Esplanade. The water should be on the left hand side. After approximately 1.9 miles you will reach Ganavan Sands. Take the second left into the development. Number 6 is the largest house on the shore.

## SITUATION

6 Ganavan Sands occupies a prime spot within an exclusive modern development on the golden sands of Ganavan beach, approximately 2 miles from Oban.

Oban is the largest port in the west of Scotland and the main ferry terminus for the Hebrides. Known as 'The Gateway to the Isles', there are regular daily ferries to Mull and many of the Inner Hebridean islands, as well as Barra and South Uist in the Western Isles. One of the most outstanding features is McCaig's Tower, a Colosseum-like building which overlooks Oban Bay.

The town is host to a number of award winning restaurants, specialist local shops, cafés and bars – many hosting live bands and ceilidhs – as well a good selection of supermarkets. Excellent schooling is available locally at nursery, primary and secondary level as is the Lorn & Islands District General Hospital. Swimming and other sports can be enjoyed at the Atlantis Leisure Centre. Ganavan Sands is serviced by frequent buses throughout the day providing ease of access to Oban. There are daily links to Glasgow by air and rail, with road links to Glasgow and Edinburgh via Tyndrum and Crianlarich.

Oban is arguably the centre for the west coast sailing scene, with a beautiful coastline, rich and diverse sea life and excellent shore-side facilities on the doorstep. Dunstaffnage and Oban Marina offer excellent mooring facilities. The local area is ideal for outdoor enthusiasts with numerous walking and cycling routes starting from Ganavan Sands.

## DESCRIPTION

6 Ganavan Sands is an exceptional contemporary home which was built in 2011. The property has been designed to incorporate spacious living areas that take advantage of the incredible coastal views over the Isles of Lismore and Mull.

The front door leads via an entrance vestibule into the main hall which has a feature Spanish stone wall. The main living accommodation is situated off the hallway with stairs leading to the first floor. The principal reception rooms offer fantastic spaces for entertaining and have been designed to maximise the natural light, stunning views and access to outside space.

A glazed double door opens into a spacious open plan living space, which includes both a sitting and dining area. There is a double sided open fireplace, a Spanish stone feature wall and three sliding doors to the front patio area which overlooks the beach and sea. A further set of glazed double doors opens from the dining area into a formal sitting room which enjoys a triple aspect, including a stunning bay window overlooking the sea.

There is a sizeable fully fitted kitchen, reached from the hall and dining area, with Bosch integrated appliances 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 shower room is a further double bedroom.

An oak staircase sweeps up to a galleried landing on the first floor. The master bedroom suite has generous dimensions and includes a bedroom with seating area, a dressing room and a large en suite bathroom. All the bathroom fittings in the house are from Porcelanosa. There are three further double bedrooms, one with an en suite shower room, making six in all. A study, which has sliding doors onto a balcony from where there are exceptional views, completes the internal accommodation.

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

## LOCAL AUTHORITY

Argyll & Bute  
Council Tax Band H

## EPC RATING

Band D

## SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

## POSSESSION

Vacant possession and entry will be given on completion.

## OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

## VIEWING

Strictly by appointment with Savills – 0141 222 5875

## PURCHASE PRICE

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





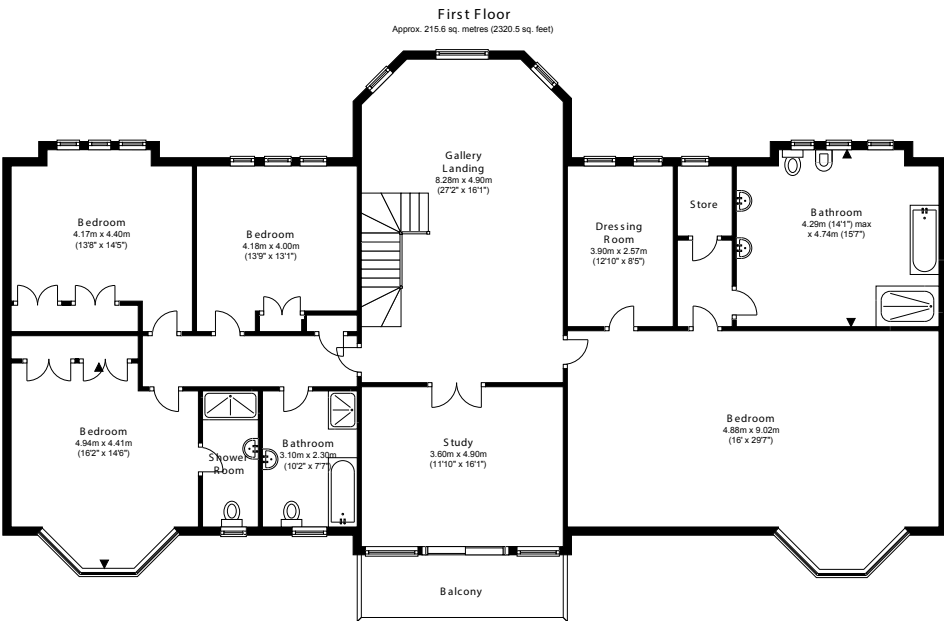
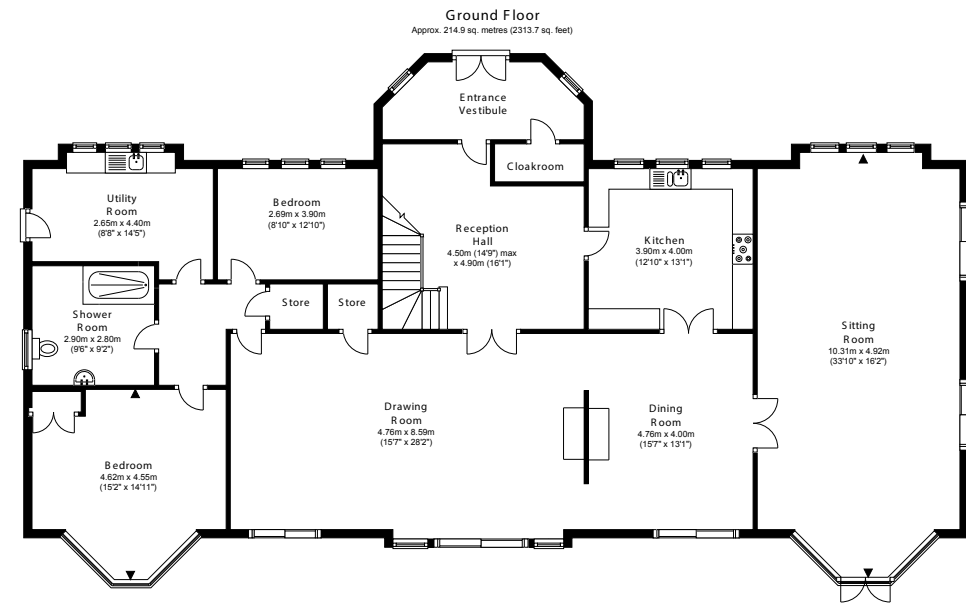






# FLOORPLANS

Total area: approx. 430.5 sq. metres (4634.2 sq. feet)  
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