



2 Bedroom Apartment

Guide Price: £199,950

5 Beachview Apartments, Benderloch, by Oban, Argyll, PA37 1QP

Immaculate and modern first floor apartment with eco running costs. Situated in the ever-popular semi-rural village of Benderloch, within walking distance of the local primary school, shop, café, village hall, church, fuel station and other village amenities. Tralee bay, cycle paths and country walks are nearby to enjoy. The bustling town of Oban with mainstream amenities is approx. 18 mins drive with a regular bus service to and from the village. Comprising; Contemporary open plan lounge/kitchen/diner, two double bedrooms with inbuilt storage and fantastic modern bathroom suite. The property further benefits from solar PV panels with FIT payments, Rointe eco electric heating, good quality flooring, oak interior doors, double glazing, rear balcony with glass balustrade, two allocated parking spaces in residents car park to rear, ample storage including loft space and linked smoke detectors throughout. Broadband, 4G and digital television are available at the property. EPC rating B84 – Council tax band C.




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Hallway 2.84m x 1.28/3.21m x 1.11m

Entrance door from rear balcony to the welcoming hallway. Oak effect Moduleo vinyl flooring, spotlighting and space for furniture. Small cupboard housing electrical switchboard and PV solar panel inverter. Shelving for outdoor footwear, large cupboard (housing hot water tank) with shelving and space for household utility items, loft hatch access and socket points.

Open Plan Lounge/Kitchen/Dining area 8.33m x 3.66m

Inviting space for all the family with triple window views to the front with rural scenes in the distance (fitted grey venetian blinds). Lounge area has space for freestanding furniture, spotlighting and carpeted flooring. Two Rointe heaters, socket points and wall mounted TV point. Dining area has space for table and chairs with pendant light above and window view to the front.

Kitchen is modern with matching wall and base units in gloss neutral tone finish. Space and plumbing for white goods, composite sink at front facing picture window with swan neck mixer tap. Integrated 4 zone electric hob, AEG oven/grill and extractor hood with lighting above. Plentiful wood effect worktops and tile effect wet wall splashbacks. Oak effect Moduleo vinyl flooring and spotlighting.

Bedroom One 3.27m x 2.99m

Good sized double bedroom with double inbuilt wardrobes with mirrored sliding doors. Space for freestanding furniture, window views to the rear, carpeted flooring, wall mounted TV point, Rointe heater and socket points.

Bedroom Two 3.13m x 2.78m

Double bedroom with double inbuilt wardrobes with mirrored sliding doors. Space for freestanding furniture, window views to the rear, carpeted flooring, wall mounted tv point, Rointe heater and socket points.

Bathroom 2.10m x 1.90m

Fresh 3-piece suite with full size bath, overhead thermostatic shower and screen. WHB with modern mixer tap set on a vanity storage unit, WC with concealed cistern. Metro tiled splashbacks to WHB and wet wall panels to bath and shower area. Heated towel rail, tile effect Moduleo vinyl flooring, extractor fan, shaver/toothbrush point and spotlighting.

Outdoor space

Located on the edge of the village with tarmac resident parking to the rear. There are two allocated parking spaces and stone chipped whirlygig drying area for each owner. Steps leading to the rear glazed balcony area with shared space to enjoy the peaceful surroundings.

Location

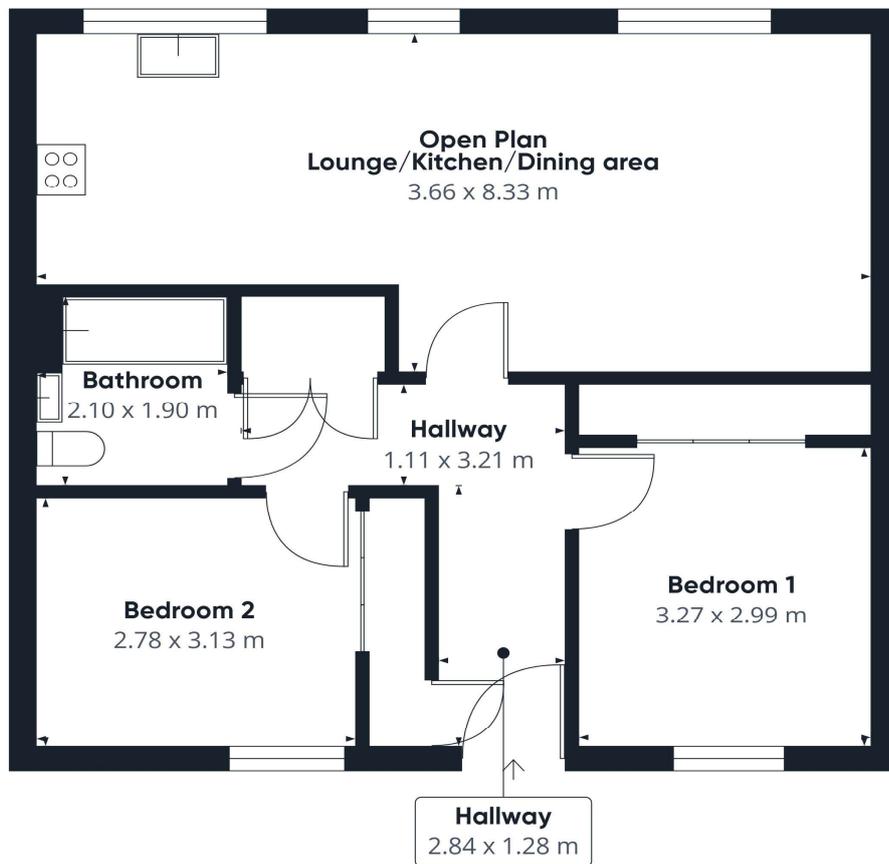
The lovely village of Benderloch located on Tralee/Arduin Bay offers a village store, church, community hall, sought after primary school and is part of the West Coast Motors bus line allowing travel to Fort William, 37 miles north and Oban 7.5 miles away. Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

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