



Plot 3

4 Blackcrofts | North Connel | PA37 1RA

Guide Price £430,000

Fiuran
PROPERTY

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Plot 3 is a modern 4 Bedroom detached New Build in the prestigious Blackcrofts development in North Connel, benefiting from air source heating and a detached Garage.

Special attention is drawn to the following:-

Key Features

- Brand new 4 Bedroom detached House
- Located in sought after development in North Connel
- Hallway, Kitchen/Diner, Lounge, Utility Room, Shower Rm
- 4 double Bedrooms, Bathroom, En Suite Shower Room
- Excellent storage, including built-in wardrobes & Loft
- Air source heat pump, double glazing
- Underfloor heating to ground floor
- Modern features, including ceiling downlights
- Enclosed & easily maintained garden
- Driveway with off-road private parking
- Detached Garage with power & lighting
- 5-minute walk from the beach at Loch Etive
- Ready to walk into & put own stamp on



Plot 3 is a modern 4 Bedroom detached New Build in the prestigious Blackcrofts development in North Connel, benefiting from air source heating and a detached Garage.

The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor & under-stairs cupboard, spacious Lounge with glazed sliding doors to the front, modern fitted Kitchen/Diner with a range of appliances & glazed sliding doors to the decking, Utility Room with door to the rear garden, Bedroom One, and a Shower Room.

The first-floor accommodation offers 3 further Bedrooms, including a Master with Dressing Room & En Suite, a family Bathroom, and access to the Loft. There is also a large linen cupboard on the first floor.

Situated in a rural yet convenient location, this most appealing property benefits from efficient heating and is fully double glazed. It has excellent storage, with 2 large walk-in cupboards and built-in wardrobes in all Bedrooms. The mostly level garden is mainly laid to grass and benefits from a decked area to the rear. There is off-road, private parking for several vehicles.

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

APPROACH

Via private parking to the side of the property, and entrance at the front into the Hallway or at the rear into the Utility Room.

HALLWAY

With carpeted staircase rising to the first floor, large under-stairs cupboard, wood effect tiled flooring with underfloor heating, and doors leading to the Kitchen/Diner, Lounge, Bedroom One and Shower Room.

KITCHEN/DINER 8.8m x 3.1m

Open plan to the Lounge and fitted with a range of modern gloss base & wall mounted units, complimentary work surfaces & breakfast bar, sink & drainer, Respatex style splash-backs, built-in electric oven, ceramic hob, stainless steel cooker hood, space for a range of white goods, wood effect tiled flooring with underfloor heating, space for dining furniture, dual aspect windows to the side & rear elevations, door leading to the Utility Room, opening to the Lounge from the Dining Area, and glazed sliding patio doors leading from the Dining Area to the decking at the rear.



UTILITY ROOM 1.95m x 1.95m

Fitted with modern gloss units, complimentary work surface, sink & drainer, Respatex style splash-backs, window to the side elevation, tiled flooring with underfloor heating, and external door to the rear garden with disabled access ramp.

LOUNGE 5.7m x 4.5m

With glazed sliding doors to the front elevation, windows to the side elevation, and wood effect tiled flooring with underfloor heating.

BEDROOM ONE 3.7m x 3.3m (max)

With windows to the front elevation, built-in mirrored wardrobe, and wood effect tiled flooring with underfloor heating.

SHOWER ROOM 2.7m x 1.8m (max)

With modern white suite comprising WC & wash basin, corner shower enclosure with electric shower, chrome heated towel rail, window to the side elevation, partially tiled walls, and tiled flooring with underfloor heating.

FIRST FLOOR: UPPER LANDING

With Velux style window to the front elevation, large walk-in linen cupboard (with shelving & housing the unvented hot-water cylinder), radiator, access to the Loft, fitted carpet, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four/Master and the Bathroom.

BEDROOM TWO 3.7m x 3.6m (max)

With windows to the front elevation, radiator, built-in wardrobe, and fitted carpet.



BEDROOM THREE 4m x 3.6m (max)

With 2 Velux style windows to the rear elevation, radiator, built-in mirrored wardrobe, and fitted carpet.

BEDROOM FOUR/MASTER 4.7m x 4.3m (max)

With windows to the front elevation, 2 radiators, fitted carpet, and doors leading to the Dressing Room and En Suite.

DRESSING ROOM 2.4m x 2.4m

With built-in units, hanging space, and fitted carpet.

BEDROOM FOUR EN SUITE 2.95m x 1.8m (max)

With modern white suite comprising WC & wash basin, corner shower enclosure with mixer shower, chrome heated towel rail, partially tiled walls, tiled flooring, and Velux style window to the rear elevation.

BATHROOM 2.65m x 2.5m (max)

With modern white suite comprising P-shaped bath with mixer shower over, WC & wash basin, chrome heated towel rail, partially tiled walls, tiled flooring, and Velux style window to the rear elevation.

DETACHED GARAGE

With up-and-over garage door to the front elevation, further pedestrian door & window to the side elevation, power, and lighting.

GARDEN

There is an easily maintained and fully enclosed garden surrounding the property, which is mainly laid to grass, with a small area of decking to the rear. The driveway to the side of the property provides private parking for several vehicles.



Plot 3, Blackcrofts, North Connel



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, and drainage. Air source heat pump.

Council Tax: Assumed Band F

EPC Rating: B87

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: Not required as new build. An EPC is available.

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.

Photographs: Furniture has been added for illustrative purposes only.

LOCATION

Plot 3 at Blackcrofts is located approximately 5 miles from the popular West Highland seaside town of Oban, which is known as the gateway to the isles and benefits from a variety of shops, numerous restaurants & bars, a public library, general hospital, a modern leisure centre & pool, cinema, a secondary school, and a wide range of outdoor pursuits. The village of Benderloch is under 3 miles away and offers a general store, petrol station, café, church, village hall & highly regarded primary school. There are also numerous beaches and a cycle path nearby.

DIRECTIONS

Travelling north from Oban on the A85, turn right at Connel onto the A828 signposted for Fort William. Immediately after crossing Connel bridge, turn right signposted North Connel (East) and Bonawe. After approximately 0.5 miles, turn left. Plot 3 at Blackcrofts is on the left and can be identified by the For Sale sign.



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.

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