



Mullach A Chnuic

Brenva | Taynult | PA35 1JW

Guide Price £560,000

Fiuran
PROPERTY

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Mullach A Chnuic is an outstanding 4 Bedroom detached New Build, situated on the outskirts of the picturesque village of Taynuilt. Occupying a generous plot with breathtaking views of Ben Cruachan and Loch Etive, this impressive property has been finished to an exceptional standard throughout and presents a perfect blend of contemporary design and rural tranquility.

Special attention is drawn to the following:-

Key Features

- Modern 4 Bedroom detached New Build
- Spectacular views of Ben Cruachan & Loch Etive
- Set within mostly level plot extending to nearly ½ acre
- Finished to an exceptional standard
- 10 year NHBC build warranty
- Wardrobe storage systems & 2 small Lofts
- Mitsubishi Ecodan Air Source Heat Pump
- NEFF appliances, light fittings/shades & wall mirrors included
- Triple glazing throughout
- Underfloor heating to ground floor
- Full Fibre to the premises (at least 800mb/sec by Wi-Fi)
- Electric sockets with USB & C-type charging
- Cat 6 cabling throughout
- Electric car charger
- Enclosed garden with gated access & stone wall entrance
- Composite decking to front & side of property
- Private parking for several vehicles



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The ground floor accommodation comprises entrance Vestibule, Hallway with glazed staircase rising to the first floor, open plan Kitchen/Diner/Lounge with sliding doors leading to the decking, Utility Room, contemporary Bathroom, and ground floor Bedroom.

The first floor offers 3 further double Bedrooms (including Master with En Suite Shower Room), a further family Bathroom, and Sitting Room with elevated views.

This stunning property benefits from electric air source heating, with underfloor heating throughout the ground floor. Externally, the easily maintained garden grounds are enclosed and mainly laid to grass. Ready to walk into, Mullach A Chnuic is brought to the market with no chain.

The accommodation with approximate sizes is arranged as follows:

APPROACH

Via gated access with gravelled driveway/parking area to the rear of the property, and entrance at the rear into the Vestibule.

VESTIBULE 3.3m x 2.45m

With window to the rear elevation, wood effect livyn flooring, and doors leading to the Hallway and Utility Room.

HALLWAY

With oak & glazed staircase rising to the first floor, under-stair storage cupboard, Kahrs engineered oak flooring, and doors leading to the Kitchen, Lounge, Utility Room, Bathroom and Bedroom One.

KITCHEN 4.2m x 3.2m

Open plan to the Diner and Lounge areas, fitted with a range of modern gloss base & wall mounted units, complementary oak worktops with breakfast bar, matching upstands, sink, integrated NEFF appliances (double oven, microwave, ceramic induction hob, dishwasher & fridge/freezer), ceiling mounted extractor hood, 4 bar stools, Kahrs engineered oak flooring, ceiling downlights, and windows to the rear & side elevations.



DINER 3.75m x 3.25m

Open plan to the Kitchen and Lounge areas, Kahrs engineered oak flooring, window to the front elevation, and glazed sliding doors leading to the decking at the side elevation.

LOUNGE 4.75m x 4.65m

Open plan to the Diner and Kitchen areas, Kahrs engineered oak flooring, windows to the side & front elevations, and glazed sliding doors leading to the decking at the front elevation.

BATHROOM 3.6m x 2m

With modern white suite comprising bath, WC & wall-mounted vanity wash basin, shower enclosure with mixer rain shower, chrome heated towel rail, ceiling downlights, Respatex style wall panelling, wood effect livyn flooring, and window to the rear elevation.

UTILITY ROOM 3.3m x 2.45m

Fitted with base units with work surface & stainless-steel sink & drainer over, space for washing machine & tumble dryer, built-in cupboard housing the hot water cylinder, fuse box & electric meter, wood effect livyn flooring, and windows to the rear & side elevations.

BEDROOM ONE 4.5m x 3.6m

With windows to the front & side elevations, built-in wardrobe & storage unit, and fitted carpet.

FIRST FLOOR: LANDING

Open plan to the Sitting Room, radiator, wooden beams to ceiling, 2 Velux style windows, fitted carpet, and doors leading to Bedroom Two, Bedroom Three, Bedroom Four and the Bathroom.



SITTING ROOM 4.75m x 4.6m

With Apex windows to the front elevation, 2 Velux style windows to the side, radiator, wooden beams to ceiling, and fitted carpet.

BEDROOM TWO 4.5m x 3.6m

With windows to the front & side elevations, built-in wardrobe, further built-in storage, radiator, fitted carpet, and door leading to the En Suite.

EN SUITE SHOWER ROOM 4.15m x 2.3m

With modern white suite comprising WC & wall-mounted vanity wash basin, shower enclosure with mixer rain shower, ceiling downlights, chrome heated towel rail, vanity unit, shelved recess/towel storage, Respatex style wall panelling, wood effect livyn flooring, and window to the rear elevation.

BEDROOM THREE 4.2m x 3.6m

With windows to the front & side, built-in wardrobe, further built-in storage, radiator, and fitted carpet.

BEDROOM FOUR 4.6m x 3.3m

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

BATHROOM 2 4.15m x 2.3m

With modern white suite comprising bath, WC & wall-mounted vanity wash basin, shower enclosure with mixer rain shower, ceiling downlights, chrome heated towel rail, Respatex style wall panelling, wood effect livyn flooring, and window to the rear elevation.

GARDEN

There is an easily maintained, enclosed garden area, extending to approximately 0.419acre/1695m². Mainly laid to grass, there is composite decking to the front & side of the property. There is a gravelled driveway providing private parking for several vehicles to the rear, along with an electric car charging point.



Mullach A Chnuic, Taynuilt



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 (with booster station). Mains electricity. Air source heat pump. Drainage to shared bio-disc system.

Council Tax: Assumed Band G (to be confirmed).

EPC Rating: B88

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. A market valuation 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.

LOCATION

Taynuilt is a very popular Argyllshire village, only 12 miles from the town of Oban and containing a variety of residential dwellings, together with village amenities which include a village hall, post office, local store, church, primary school, doctor's surgery, golf course, hotel, train station, and busy sports pavilion. There is also a range of outdoor pursuits nearby, including a variety of walks.

DIRECTIONS

Travelling from Oban and the North, continue through the village of Connel towards Taynuilt. Before reaching the village of Taynuilt, turn right towards Lakefield Farm. Take the first left, and Mullach A Chnuic is the second house on the left.

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.

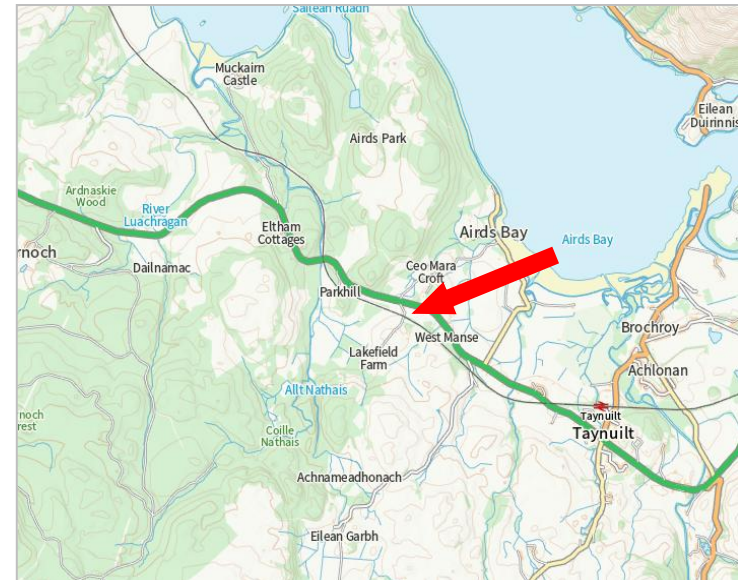
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Argyll & Bute which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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