



Shuna

Blackcrofts | North Connel | PA37 1RA

Guide Price £580,000

Fiuran
PROPERTY

Shuna

Blackcrofts | North Connel | PA37 1RA

Shuna is a stunning 4/5 Bedroom detached Home, newly built in 2025 and set within a sought-after North Connel development. Offering spacious, contemporary accommodation with underfloor heating, whole house ventilation/heat recovery system, air source heat pump with battery storage, EV charger, solar panels and integral Garage. Enclosed, low-maintenance garden, private driveway, no onward chain, and just a 2-minute walk from Loch Etive beach.

Special attention is drawn to the following:-

Key Features

- Stunning 4/5 Bedroom detached House built in 2025
- Located in sought after development in North Connel
- Kitchen/Diner, Lounge, Utility Room, Shower Room, Office
- 4 double Bedrooms, Bathroom, 2 En Suite Shower Rooms
- Excellent storage, including built-in wardrobes & Loft
- Vaillant air source heat pump, double glazing
- 3 phase electricity supply (allows EV charging at up to 22 kW)
- Underfloor heating throughout & MVHR whole house ventilation system
- Modern features, including ceiling downlights
- Range of white goods, electric blinds & flooring included
- 10 solar panels linked to Sigenergy 10 kW inverter and 24 kWh battery storage
- Professional Consultant's certificate valid until 2035
- Enclosed & easily maintained garden
- Driveway with off-road private parking
- Integral Garage with electric insulated sectional garage door, power & lighting
- 5-minute walk from the beach at Loch Etive
- No onward chain



Completed in 2025, this stunning 4/5 Bedroom detached Home enjoys a prime position within a highly sought-after development in North Connel. Finished to an exceptional standard throughout, the property offers stylish, contemporary accommodation with high-quality fixtures and fittings, making it an ideal family home.

The bright and spacious accommodation comprises a welcoming Lounge, impressive Kitchen/Diner, Utility Room, Shower Room and a versatile Office/5th Bedroom. Upstairs are four generous double Bedrooms, including two with En Suite Shower Rooms, together with a modern family Bathroom. Excellent storage is provided throughout, with built-in wardrobes and a Loft space.

Designed with energy efficiency in mind, the property benefits from an air source heat pump, whole house ventilation/heat recovery system, underfloor heating throughout, double glazing, and PV solar panels with a battery storage unit. A range of integrated white goods, blinds and flooring are all included, while the Professional Consultant's Certificate provides peace of mind until 2035. Outside, the enclosed, low-maintenance garden, private driveway and integral Garage with EV charger, power and lighting complete this superb home. Offered with no onward chain.

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

APPROACH

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

GROUND FLOOR: HALLWAY

With carpeted staircase rising to the first floor, Apex windows to the front, cathedral ceiling, further windows to both sides, concrete floor, glazed French doors leading to the Kitchen/Diner, and further doors leading to the Lounge, Office/5th Bedroom and ground floor Shower Room.

KITCHEN/DINER 11.05m x 3.7m

Open plan to the Lounge and fitted with a range of Pronorm handleless design base & wall mounted units, quartz work surfaces & breakfast bar, inset sink, built-in electric oven, further built-in oven/grill/microwave, plate warmer, Bora vented induction hob, full-height integrated fridge and freezer, integrated dishwasher, bin storage cupboard, concrete floor, windows to the rear elevation, door leading to the Utility Room, and glazed sliding doors leading from the Dining Area to the rear patio.



UTILITY ROOM 3.45m x 1.7m

Fitted with modern units, work surfaces, stainless steel sink & drainer, Siemens washing machine, Siemens tumble dryer with heat pump, ceiling pulley, window to the rear elevation, concrete floor, door leading to the Garage, and external door leading to the side of the property.

LOUNGE 3.95m x 3.95m

With glazed sliding doors to the front elevation, window to the side elevation, and concrete floor.

OFFICE/5TH BEDROOM 3.8m x 2.4m

With windows to the front elevation, built-in mirrored wardrobe, and concrete floor.

SHOWER ROOM 2.35m x 1.3m

With modern white suite comprising Laufen WC & wall-mounted vanity wash basin, large shower enclosure with mixer rain shower, chrome heated towel rail, feature mirror with LED lighting, partially tiled walls, and concrete floor.

FIRST FLOOR: UPPER LANDING

With glazed balcony overlooking the Hallway below, fitted carpet, and doors leading to all upstairs Bedrooms and the Bathroom.

BEDROOM ONE/MASTER 5.15m x 5m (max)

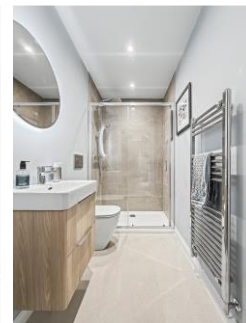
With windows to the front elevation, fitted carpet, and opening to the Dressing Room.

DRESSING ROOM 3.45m x 2.6m

With windows to the rear elevation, built-in wardrobe units with feature lighting, shoe storage unit, fitted carpet, and door leading to the En Suite.

BEDROOM ONE EN SUITE 2.7m x 2.6m

With modern white suite comprising Laufen WC & wall-mounted vanity wash basin, large shower enclosure with mixer rain shower, chrome heated towel rail, feature mirror with LED lighting, partially tiled walls, tiled flooring, and Velux style window to the rear elevation.



BEDROOM TWO 3.9m x 3.1m

With Velux style window to the front elevation, built-in mirrored wardrobe, and fitted carpet.

BEDROOM THREE 3.95m x 3.3m

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

BEDROOM FOUR 3.95m x 3.55m

With windows to the rear elevation, built-in mirrored wardrobe, fitted carpet, and door leading to the En Suite.

BEDROOM FOUR EN SUITE 2m x 1.85m

With modern white suite comprising Laufen WC & wall-mounted vanity wash basin, shower enclosure with mixer rain shower, chrome heated towel rail, feature mirror with LED lighting, partially tiled walls, tiled flooring, and Velux style window to the rear elevation.

BATHROOM 2.85m x 2.4m

With modern white suite comprising freestanding bath, Laufen WC & wall-mounted vanity wash basin, shower enclosure with mixer rain shower, chrome heated towel rail, feature mirror with LED lighting, partially tiled walls, tiled flooring, and Velux style window to the rear elevation.

INTEGRAL GARAGE 5.6m x 3.45m

With electric insulated sectional garage door to the front elevation, power, and lighting. Housing the 24kWh Sigenenergy battery, 10kW 3 phase Hybrid inverter stack, and 22kW Zappi 3 phase EV charger.

GARDEN

The property is surrounded by a fully enclosed, easily maintained garden, which is predominantly laid to lawn with a paved pathway encircling the house. There is a small patio to both the front and rear, providing ideal spots for outdoor seating and al fresco dining. The garden also benefits from hot & cold outside taps to the rear and a cold tap to the side for added convenience. To the front and side, a generous stone-chipped driveway offers private off-street parking for several vehicles.



Shuna, 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 & drainage. Vaillant air source heat pump. 3 phase smart meter.

Council Tax: Band G

EPC Rating: A95

Gross Internal Floor Area: 209m²

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: A copy is available through the selling Agent.

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

With a thriving community, North Connel is a quiet rural location with its own village hall, hotel/restaurant, airstrip for light aircraft, and bus service. It is only a few minutes' drive from the villages of Connel and Benderloch and their local amenities. The village of Connel has two further hotels with restaurants and a doctors' surgery, as well as a railway station with links to Oban and Glasgow. There are further facilities and services available in Oban, some 6 miles away.

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. Shuna is the second house on the right 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.

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 view the property in person and should they wish to pursue, 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.



Fiuran

PROPERTY

T: 07872 986 164

E: info@fiuran.co.uk

**Belvedere, Crannaig a Mhinister,
Oban, PA34 4LU.**

