

# The Old School House

AUCHENTIBER, KILWINNING, NORTH AYRSHIRE, KA13 7RR



*A bright and spacious three-bedroom detached bungalow  
with the added bonus of a detached garage*



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McEwan Fraser Legal is delighted to present this two bedroom flat in Edinburgh's Leith. We are delighted to bring to the market this unique and spacious three-bedroom detached bungalow. The property has been individually designed and comes complete with a bright and spacious interior, it offers outstanding countryside views and is formed all on one level. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children and pets, whilst offering unrestricted views of the surrounding countryside.

# THE LOUNGE/KITCHEN



A welcoming hallway is gained to the property via an entrance vestibule, with feature floor tiling, which, in turn, leads to a spacious and immediately impressive open plan lounge/kitchen. This room is flooded with natural light and provides pleasant views of the garden with underfloor heating throughout. The open plan kitchen/breakfast room has been beautifully fitted to include a modern range of floor and wall-mounted units, with a feature central island and a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a host of integrated appliances. There is also recess space for an American-style fridge freezer. Access to the rear garden is gained from here through double French doors.

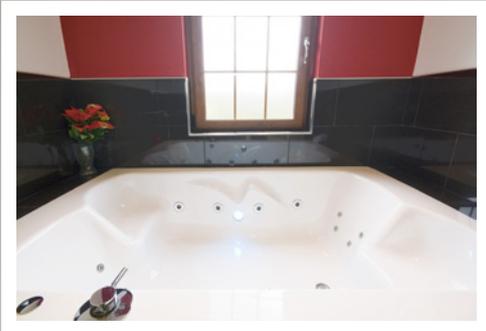




There are three well-proportioned double bedrooms. All benefit from built-in wardrobe space and allow additional freestanding furniture if required. The master bedroom boasts a spectacular 'wet room' en-suite with 'double' rainfall showers. Access to the loft is gained from this room. This can lead to access to a second floor with a building warrant, which would create an upstairs sitting room and two further bedrooms with en-suite and bathroom.

A partially tiled, contemporary three-piece family bathroom suite including a Jacuzzi bath has been installed, which creates the perfect ambience in which to unwind and completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



a spectacular 'wet room' en-suite  
with 'double' rainfall showers



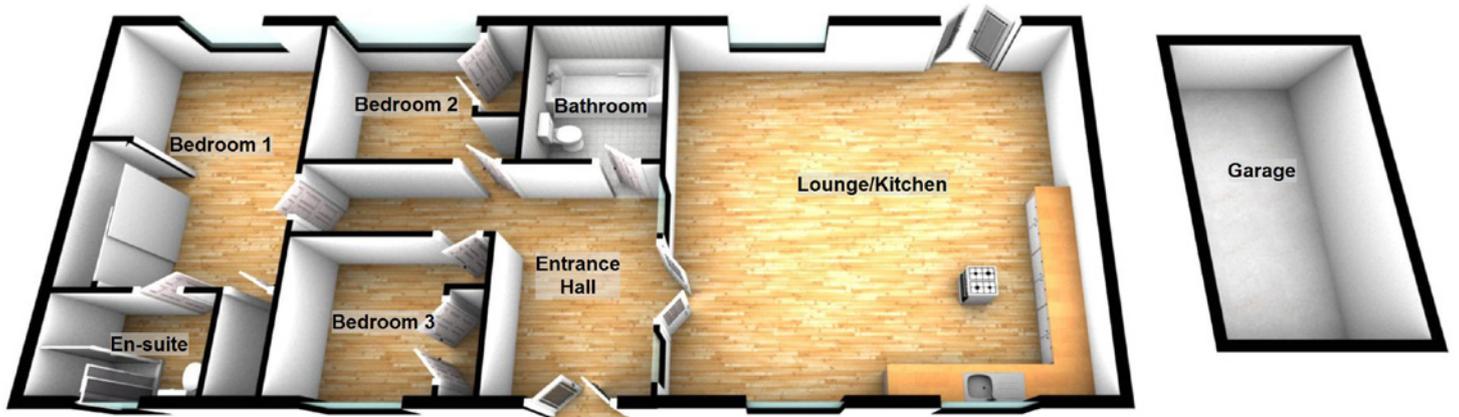
A further appeal is the fully enclosed, rear garden, which is a sheer delight on a summer's evening- a great spot in which to relax in, enjoying the pleasant outlook. To the side of the property, there is a detached garage as well as off-road parking for a number of vehicles.

**Please note that the images shown are from a previous photoshoot and may not reflect the current condition of the property.**

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



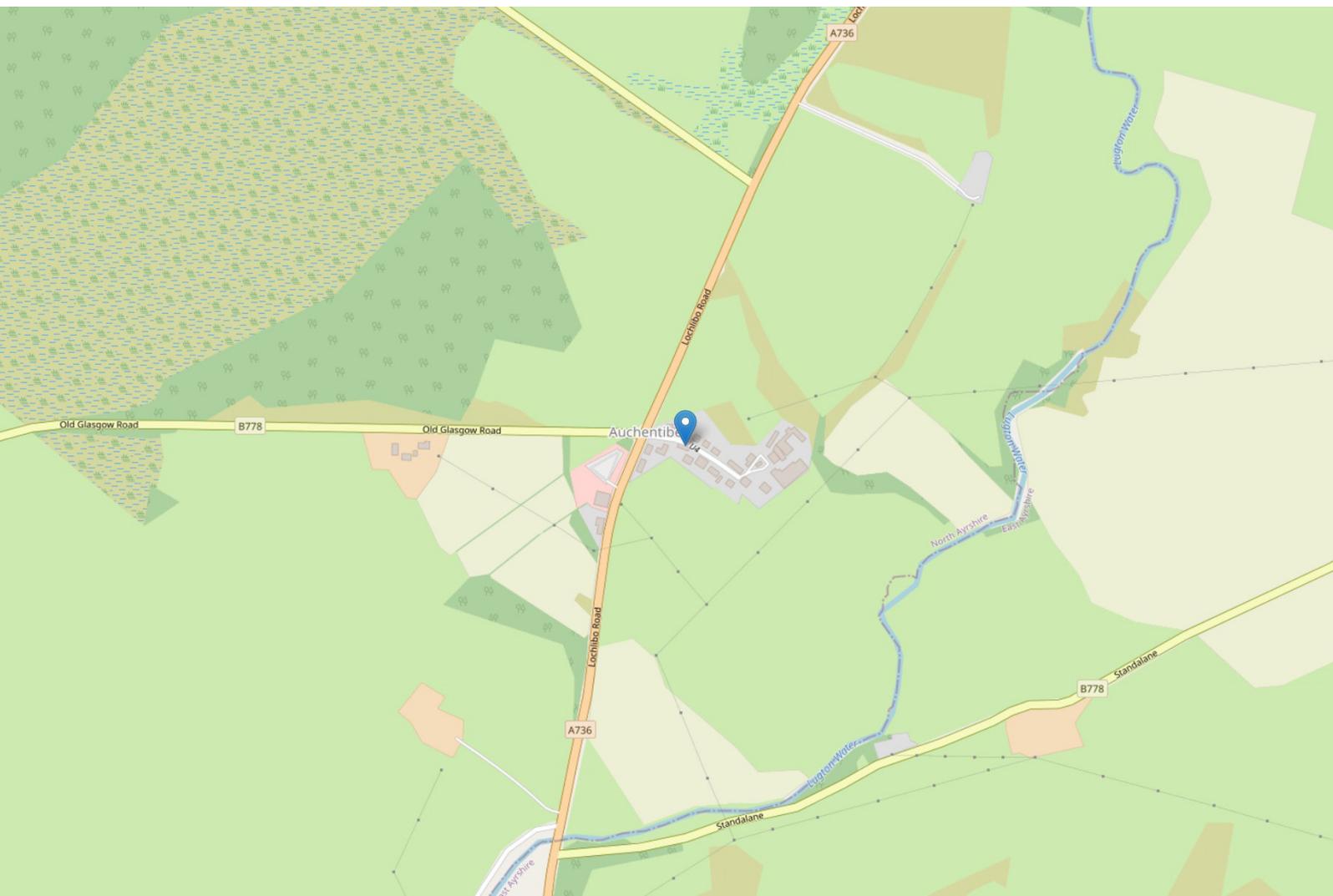
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.99m (22'11") x 6.41m (21')
Bedroom 1	4.72m (15'6") x 2.80m (9'2")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bedroom 2	2.68m (8'10") x 2.52m (8'3")
Bedroom 3	2.69m (8'10") x 2.00m (6'7")
Bathroom	2.52m (8'3") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup>

EPC Rating: C

Extras: All fitted carpets and floor coverings, all light fixtures and fittings, all curtains and blinds.



# THE LOCATION

'The Old School House' is ideally situated in the small hamlet of Auchentiber. The property is surrounded by open farmland and has a peaceful rural location. Nearby towns such as Stewarton, Irvine, Kilwinning and Dalry provide an extensive range of local amenities including education, retail, entertainment and transport links. The property falls within the catchment area for Stewarton schools.





The A736 provides good access to the M8, M77 and Glasgow to the north and there are main-line railway stations at Stewarton (4 miles), Kilwinning (5 miles), Dalry (6 miles) and Irvine (7 miles). Locally there are also the international airports of Prestwick (15 miles) and Glasgow (18 miles). Glasgow (22 miles) provides an excellent range of professional services, higher education, cultural and retail facilities.

The local area provides numerous sporting and leisure opportunities and proves to be popular with walkers and cyclists due to the extensive walking and riding trails.



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