

3 Gallowhill Farm

THE BEECHES, COYLTON, AYR, KA6 6PU



*A STRIKING THREE BEDROOM
CONVERTED FARMHOUSE*



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Part Exchange Available. 3 Gallowhill Farm, is a striking three-bedroom house tucked away in a popular area, which would make an ideal home for a wide variety of purchasers. Inside the stunning property, you will find exceptional design and an inspired layout over two levels. The property itself provides a highly successful marriage of proportioned apartments which is fit for today's modern living. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

The welcoming hallway sets the tone for what the rest of the beautiful property has to offer. On the ground floor, you will find an impressive lounge, which is finished in warm tones and has a real cosy feel to it. This room is the perfect ambience to unwind in after a hard day.

The Property



The kitchen is flooded with natural light from the windows and door that open onto the rear garden and allows you to invite outside in! It has been beautifully fitted to include a modern range of floor and wall-mounted units with a striking worktop, which provides a fashionable and efficient workspace and comes complete with a host of integrated appliances.





Another impressive room on this level is the formal dining room, it's easy to imagine the evenings of fine dining this zone has played host to. A contemporary WC completes the accommodation on this level.





Journeying upstairs where the crisp and contemporary styling continues, you will discover three bright and airy, well-proportioned bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture. Two of the bedrooms are further complemented with beautiful en-suites.





Bedroom 2

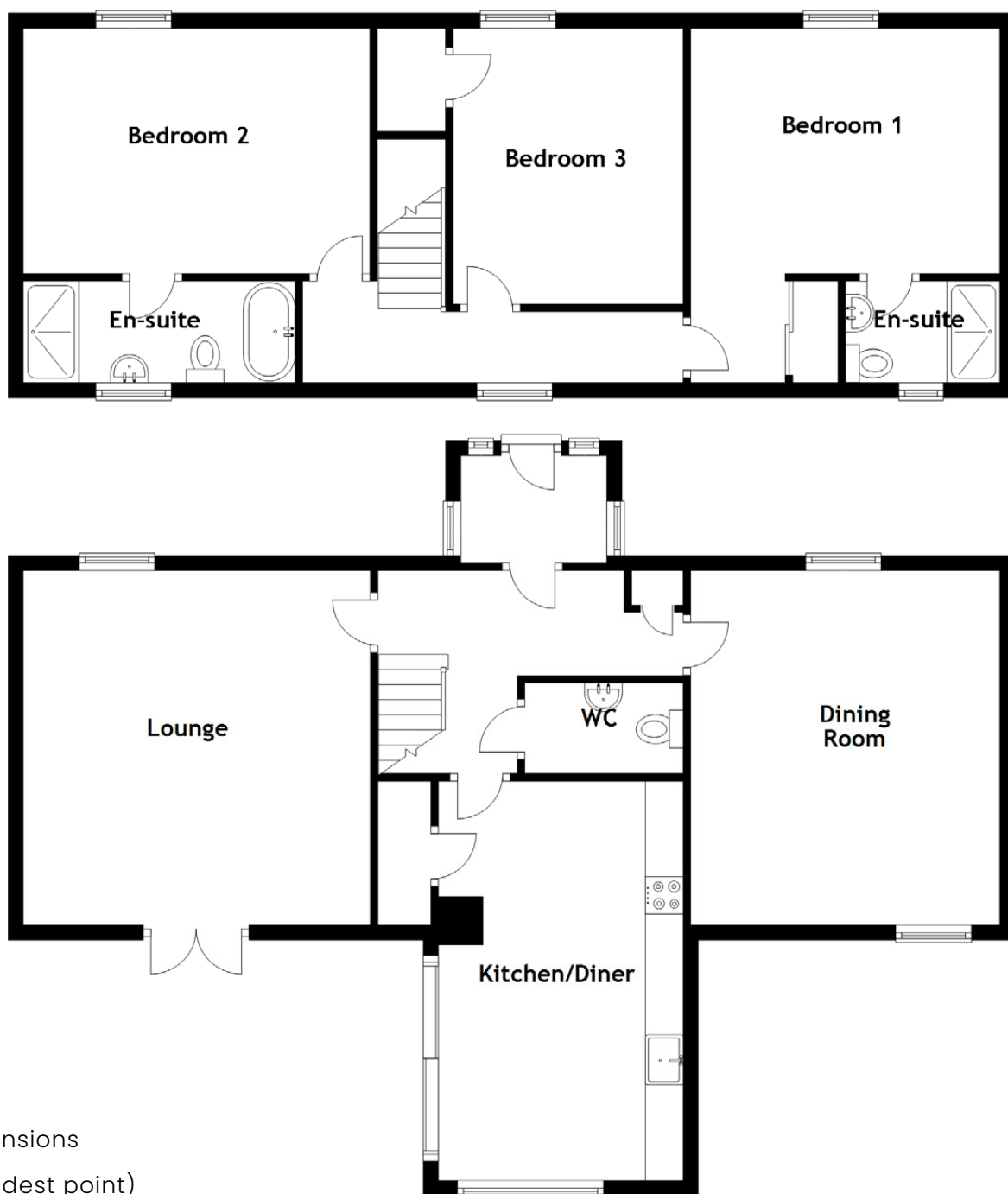






Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.30m (17'5") x 3.25m (10'8")
Lounge	4.70m (15'5") x 4.60m (15'1")
Dining Room	4.70m (15'5") x 4.10m (13'5")
WC	2.10m (6'11") x 1.20m (3'11")
Bedroom 1	4.10m (13'5") x 3.25m (10'8")
En-suite	2.05m (6'9") x 1.35m (4'5")
Bedroom 2	4.60m (15'1") x 3.25m (10'8")
En-suite	3.60m (11'10") x 1.35m (4'5")
Bedroom 3	3.65m (12') x 3.05m (10')

Gross internal floor area (m²): 137m²

EPC Rating: B

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

To the front of the property, you will find a driveway for off-road parking for two vehicles and stunning views. To the rear of the property, there is a fully enclosed garden, which is a real sun trap and many an evening will be spent here enjoying the peace and quiet. The high specifications include double glazing and gas central heating for additional comfort.

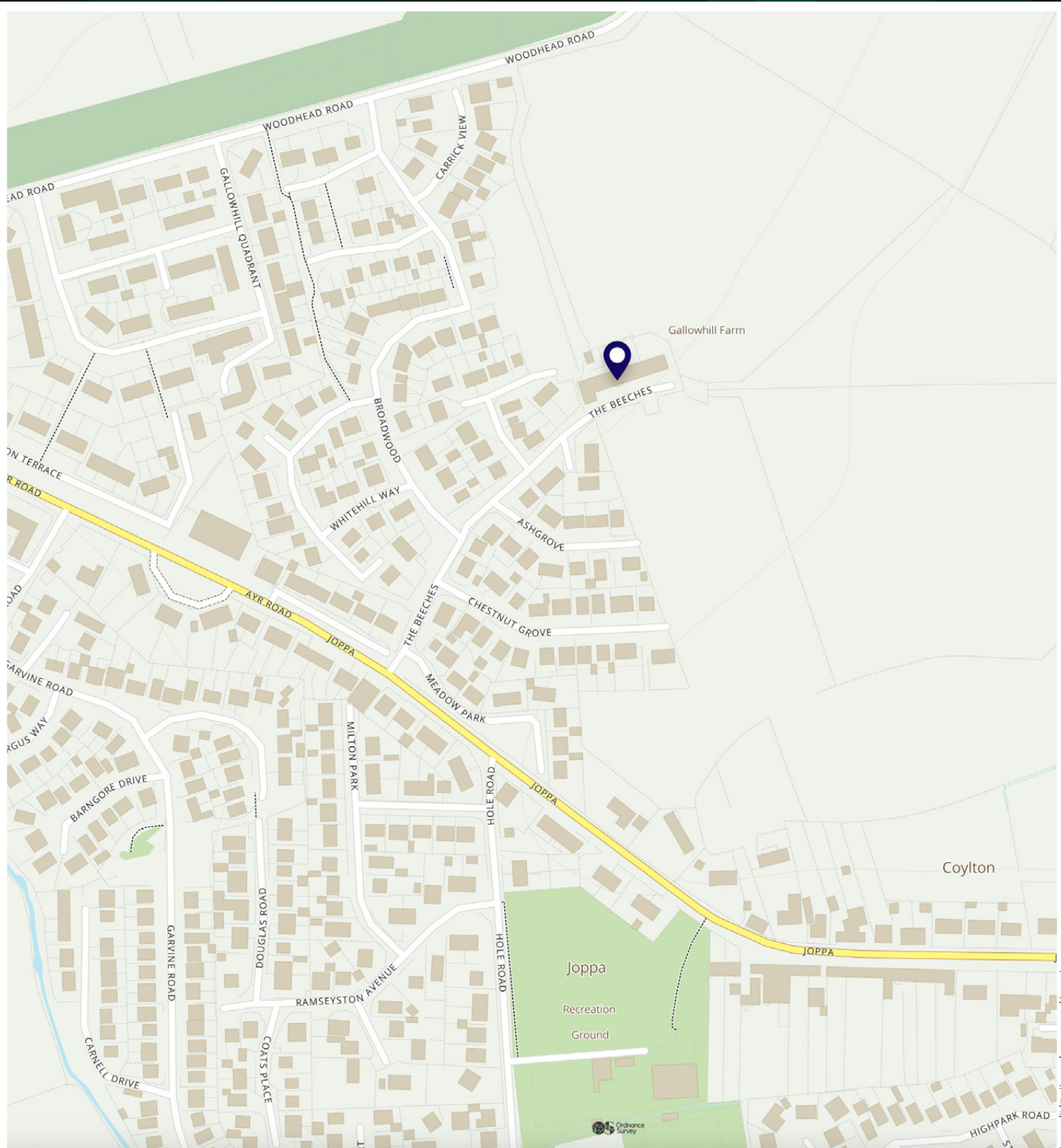




3 Gallowhill Farm is nestled in the beautiful village of Coylton, in the heart of South Ayrshire and located just a few miles southeast of Ayr.

Coylton boasts rolling green fields, scattered farms, and the soothing sounds of nature. Despite its rural setting, Coylton is well-served by local amenities and the village has a shop stocked with essentials, a traditional pub and tearoom. The local primary school is very well served with the nursery department picking up an excellence. Coylton's strategic location also offers convenient access to the nearby town of Ayr, where you can enjoy a range of shops, restaurants, and entertainment options.

The Location



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Text and description
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CRAIG DEMPSTER
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