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JAS CAMPBELL & CO LTD
— ws —
solicitors financial advisers estate agents



Detached House
Kyleakin Cottage, Lugton, Kilmarnock, KA3 4EE
Offers Over £500,000



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Jas Campbell & Co Ltd are delighted to be marketing this stunning bespoke family home set in the picturesque locale of Lugton. This detached six bed roomed rural property offers bright and spacious accommodation and takes full advantage of the panoramic country and garden views. The extensive side and rear garden is a major feature offering alfresco dining with stunning sunsets. There is a private parking area at the side together with four generous sized wooden storage structures at the rear.

The property is conveniently located within easy reach of Dunlop and Stewarton for local amenities and schools at both primary and secondary level. There are nearby train stations to take you to Glasgow and beyond for easy commuting.

Ground Floor Accommodation: The front of the property is slightly elevated offering access to a private parking area and offers rural views - The Reception Hallway boasts having two storage cupboards and hosts a stairway leading to two bedrooms and a bathroom - To the left of the main hallway is another hall leading to a utility room and master suite - The WC & Utility Room has a window and hosts a toilet and wash hand basin. This room is also plumbed for auto wash - The Master Suite consists of an En Suite Bathroom with a claw foot bath offering a truly luxurious experience, Dressing Neuk and Double Bedroom boasting windows throughout flooding the area with natural light - Also from the main hallway is a Family Room or ground floor bedroom which is currently utilized as study/home office - The rear Hallway offers access to further first floor apartments together with the Lounge - The Lounge is impressive with full length windows the whole width of the lounge and kitchen overlooking the beautifully landscaped garden - The lounge flows into the immense Dining Kitchen with surrounding windows offering an abundance of natural light.

Accommodation on the first floor: From the left Hallway is a Top Landing - Bedroom 3 with fitted wardrobe - Bathroom housing a 3 piece suite - Family Neuk with windows to either side leading to another bedroom - Bedroom 4. From the rear Hallway is a Top Landing - Bedroom 5 with windows to front and rear - Shower Room housing a 2 piece suite & shower cubicle - Bedroom 6 overlooks the rear garden.

Internal Viewing Essential

MEASUREMENTS

Reception Hallway	4.47 m x 2.66 m / 14'8" x 8'9"
Hallway on the left	2.29 m x 1.13 m / 7'6" x 3'8"
WC & Utility	3.45 m x 1.63 m / 11'4" x 5'4"
Master Suite 1	7.84 m x 3.80 m / 25'9" x 12'6"
En Suite Bathroom	3.23 m x 3.21 m / 10'7" x 10'6"
Family Room/Ground Floor Bedroom 2	4.65 m x 3.59 m / 15'3" x 11'9"
Lounge	5.74 m x 5.36 m / 18'10" x 17'7"
Dining Kitchen	7.13 m x 6.10 m / 23'5" x 20'0"
Top Landing	3.09 m x 2.82 m / 10'2" x 9'3"
Family Bathroom	3.57 m x 2.87 m / 11'9" x 9'5"
Bedroom 3	3.61 m x 2.77 m / 11'10" x 9'1"
Family Neuk	3.31 m x 2.91 m / 10'10" x 9'7"
Bedroom 4	4.09 m x 2.90 m / 13'5" x 9'6"
Hallway on the right	6.36 m x 1.13 m / 20'10" x 3'8"
Bedroom 5	5.05 m x 4.68 m / 16'7" x 15'4"
Shower Room	2.04 m x 2.15 m / 6'8" x 7'1"
Bedroom 6	5.68 m x 4.31 m / 18'8" x 14'2"

Bespoke Family Home
 Immaculately Presented
 Picturesque locale of Lugton
 Six Bedrooms
 Central Heating & Double Glazing
 Extensive Gardens
 Four Wooden Storage Sheds
 Private Parking for several cars

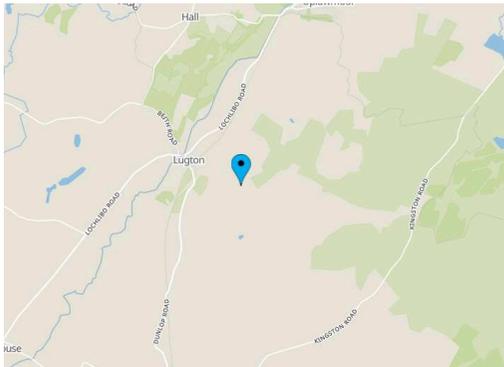
EPC RATING - D
COUNCIL TAX BAND - D











Viewing

Tel: 01294 60 2000

Offers

All further negotiations and all offers to be lodged with Messrs Jas Campbell & Co. WS. 76 Princes Street, Ardsrossan KA22 8DQ.

Valuation

If you have property to sell we can provide you with a pre-sale advice and opinion on the sale of your property.

Important

These particulars are believed to be correct and have been prepared in good faith, but their accuracy is not guaranteed and they do not form part of any contract.



SOLICITORS
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