



Genoch Cottage, By Ayr

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Genoch Cottage is a wonderful property that enjoys a simply stunning situation at the Heads of Ayr, with breathtaking sea views over Ayr Bay and the Firth of Clyde towards Arran. A rare opportunity indeed, this superb family home would serve all the requirements of a variety of purchasers for a generation.

The subjects are in excellent condition throughout and combine extremely spacious apartments with a modern and contemporary décor and an outstanding specification of modern fixtures and fittings.

The reception rooms comprise a superb formal lounge with vaulted ceiling, a garden room with sea views and patio doors leading onto an outdoor deck, formal dining room, dining sized fitted kitchen which has an 18' utility room with WC adjacent. The bedrooms total four, with two having luxury en-suite facilities and one with its own dressing room, whilst the family bathroom has a fully integral steam shower cubicle.

The property sits in delightful garden grounds with ample off street parking and a double garage. The gardens back onto rich Ayrshire Countryside and are professionally landscaped, whilst providing really special coastal views along Ayr Bay.

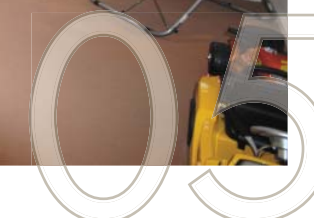
Genoch Cottage is a truly one off property that rarely comes to the market and is a most attractive proposition for those clients seeking the privacy and comfort of a detached country house, yet within easy reach of all the towns amenities. Ayrshire is renowned for Championship Golf at Turnberry and Royal Troon and the busy market town of Ayr has all the amenities one would expect from a large town. There are regular mainline rail services from Ayr while Prestwick Airport has regular flights to all destinations throughout Europe.





Left
Stunning dining kitchen

Below
Formal dining room; garden
room with sea views and access
to outdoor deck





Above
Outdoor deck for alfresco
entertaining

Left
Views over rich Ayrshire
countryside & Ayr Bay

LAYOUT AND DIMENSIONS



floorplans are for reference purposes only and may not be to scale

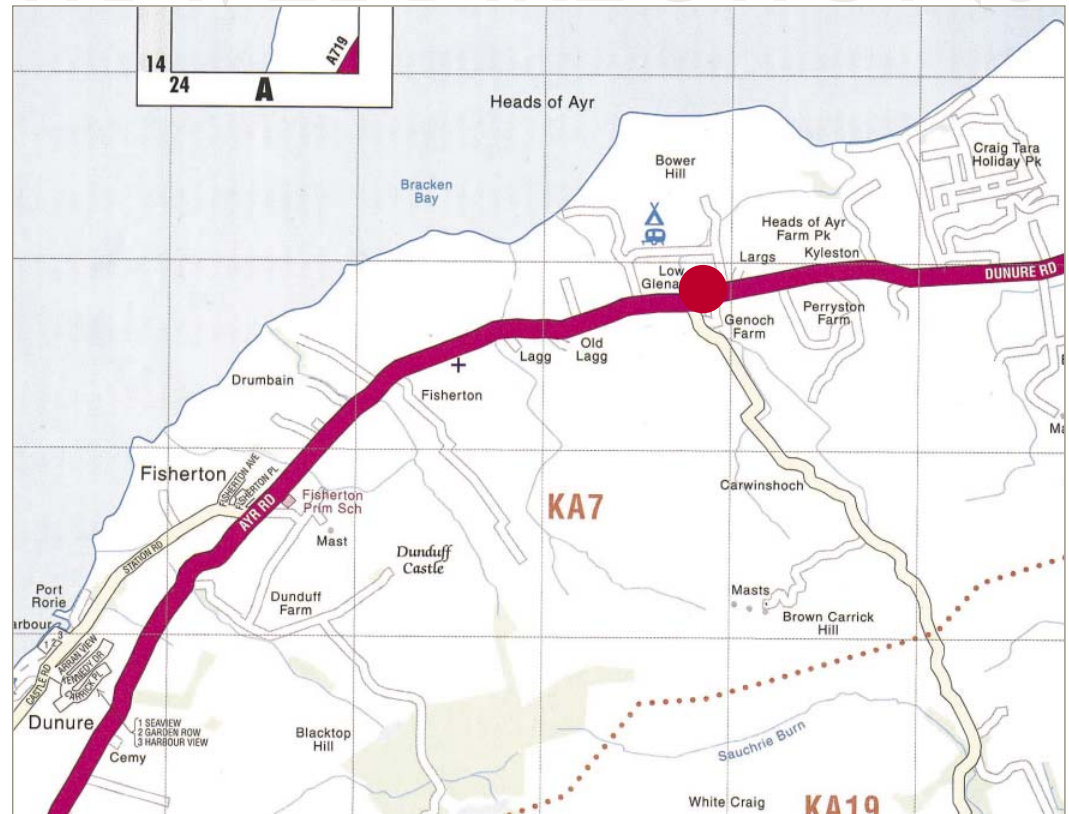
Measurements: Lounge 28'7 x 17'4 | Dining room 22'0 x 12'11 | Garden room 18'5 x 15'9 | Kitchen 17'4 x 14'11 | Utility room 18'11 x 12'8
WC 6'2 x 4'10 | Bedroom 1 16'5 x 14'11 | En-Suite 7'6 x 6'1 | Bedroom 2 9'6 x 6'10 | En-suite 8'3 x 5'9 | Dressing room 13'8 x 7'11
Bedroom 3 11'2 x 9'7 | Bedroom 4 10'5 x 7'10 | Bathroom 9'9 x 8'4

TRAVEL DIRECTIONS

Genoch Cottage,
By Ayr,
KA7 4LD

Property reference : AY0617

From the agents office in Beresford Terrace turn left into Miller Road and left into Racecourse Road. Proceed onto Doonfoot Road into Doonfoot and through a roundabout onto the A719 towards Dunure. Genoch Cottage is situated about two miles south on the right hand side.



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