



RESIDENCE

Laigh Muir Sinclairston, , KA18 2RT

www.residenceestateagents.co.uk



Viewing by appointment with Residence Strathaven
T: 01357 572222 | E: strathaven@residenceestateagents.co.uk | A: 3 Bridge Street, Strathaven, ML10 6AN



RESIDENCE





5 Bedrooms | 2 Public Rooms | 5 Bathrooms

Laigh Muir is a beautifully finished 5 bed home which sits within approximately 2.5 acres or thereby. Surrounded by well aspected picturesque countryside views out to the Isle Of Arran, offering the most stunning sunsets.

Built in 2006 it embraces country living, with a class finish throughout. Featuring a large kitchen with ample worktop space and storage, dining area capable of hosting family and friends. Double oven, induction hob and wine cooler, serving you well. Utility with space for a washing machine, tumble dryer and fridge freezer with further storage. Large entrance hallway features modern contemporary lighting leading to an exquisite bay window living room area. Further ground floor areas comprise of main bathroom, two bedrooms, one of which is an en-suite and a large storage cupboard. The stunning spacious feeling continues up the stairs to the first floor landing, leading to three more bedrooms one of which is the master en-suite and a further shower room. The numerous vast skylights throughout make it a pleasure to relax in. Heating and hot water provided by an oil boiler, septic tank for waste and solar panels on a feed in tariff.



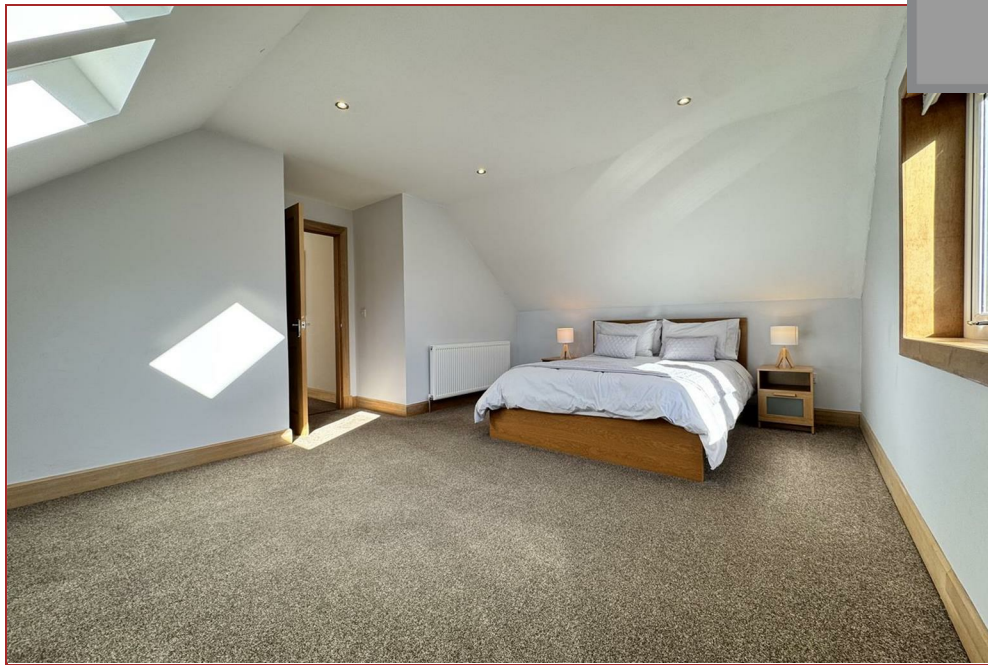
Outside the property offers rear decking seating area, two sheds thoughtfully placed and a front terrace to the west, for alfresco dining and the evening spectacle. Currently the main outbuilding with electricity is a stable block however it has scope for conversion. The driveway sets the house back from the road and has ample parking.

Sinclairston is a quiet hamlet in East Ayrshire. The County Town of Ayr, which is approximately 9 miles away, has an excellent range of amenities and facilities including a cinema, hospital, a wide range of shops and supermarkets. The surrounding area provides a network of country roads, ideal for cycling, whilst there are numerous country walks in the area. Ayrshire is renowned for its many golf courses, including Turnberry, Royal Troon and Prestwick.

2378.82 sq ft | EER = B



RESIDENCE







Laigh Muir



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.