



16 Swan Mews, Eglinton Park

Bruach is thrilled to bring to the market a stunning example of modern executive living with 16 Swan Mews a stunning five bedroom detached villa located in Eglinton Country Park. From the moment you step inside, it's clear this property has been impeccably maintained and updated, presenting a true "show home" calibre of quality throughout. The spacious and flexible layout offers ample room for comfortable daily living as well as seamless entertaining, with a thoughtful design that maximizes the use of space. But the true highlight may be the large south facing garden and adjacent land. This exceptional residence would make a fantastic acquisition for a growing family, not only for its peerless interior but also for its superb location. Viewing is highly recommended to fully appreciate its many exceptional qualities.



Upon entering the property, you are welcomed by a spacious entrance hall that serves as a central hub, offering seamless access to the ground-floor accommodation as well as the staircase leading to the first level. The focal point of the ground floor is the front-facing living room, which is bathed in natural light thanks to large windows that create a bright, airy atmosphere. This impressive space is further elevated by a striking media wall and a feature inset Stovax log-burning stove, making it an inviting environment for both relaxation and entertaining. From the living room, an opening leads to the rear of the property, where you will find an open-plan dining area and modern kitchen filled with natural light. This stylish space benefits from a breakfast bar and a matching dining table that seats six. Large sliding doors provide convenient access to the rear garden and patio, perfect for alfresco dining and enjoying the outdoor surroundings. The kitchen features top-of-the-line appliances, including an induction hob, oven, oven with grill, microwave, and dishwasher, catering to those who appreciate both convenience and culinary capability. A door from the kitchen leads to a utility room with space for additional appliances, as well as an external door to the side of the property that provides access to the driveway. Opposite the living room is a separate family room positioned at the front of the property, offering an additional cosy retreat with views over the front garden. Completing the ground floor is a convenient WC located off the main hallway.

Ascending to the first floor, you will find a generously proportioned landing that provides access to four well appointed bedrooms, the family bathroom, and stairs to the second floor. Bedroom two is a standout feature, boasting large built-in wardrobe, expansive rear facing windows with views over the rear, and an en-suite shower room complete with a modern shower enclosure, WC, and wash basin. The remaining three bedrooms include two positioned at the front and one at the rear. The family bathroom is fitted with a bath, WC, and wash basin.

Stairs from the first floor lead to the fifth bedroom, which serves as the principal bedroom. This impressive space includes a large en-suite shower room and offers a generous area ideal for an adult retreat from the day-to-day bustle.

Outside, the property enjoys beautifully landscaped gardens, with a well maintained hedge surrounding the perimeter and a spacious mono-block driveway providing ample off-road parking leading to a large garage. The fully enclosed, south-facing rear garden is a true haven, featuring artificial grass, porcelain-paved patios, and a dedicated playground area. Enhancing the outdoor offering further is an additional parcel of land located at the rear of the property, ideal for extending the garden and benefiting from its own separate rear access.



Below: Living Area



Viewing strictly by appointment only, please contact
Bruach Property on Tel:01292 690 940
or
Email: troon@bruachproperty.com
Ref No. : BRU3164

Below: Living Area



Below: Dining Area



Below: Kitchen and Dining Area



Below: Kitchen Area



Below: Kitchen Area



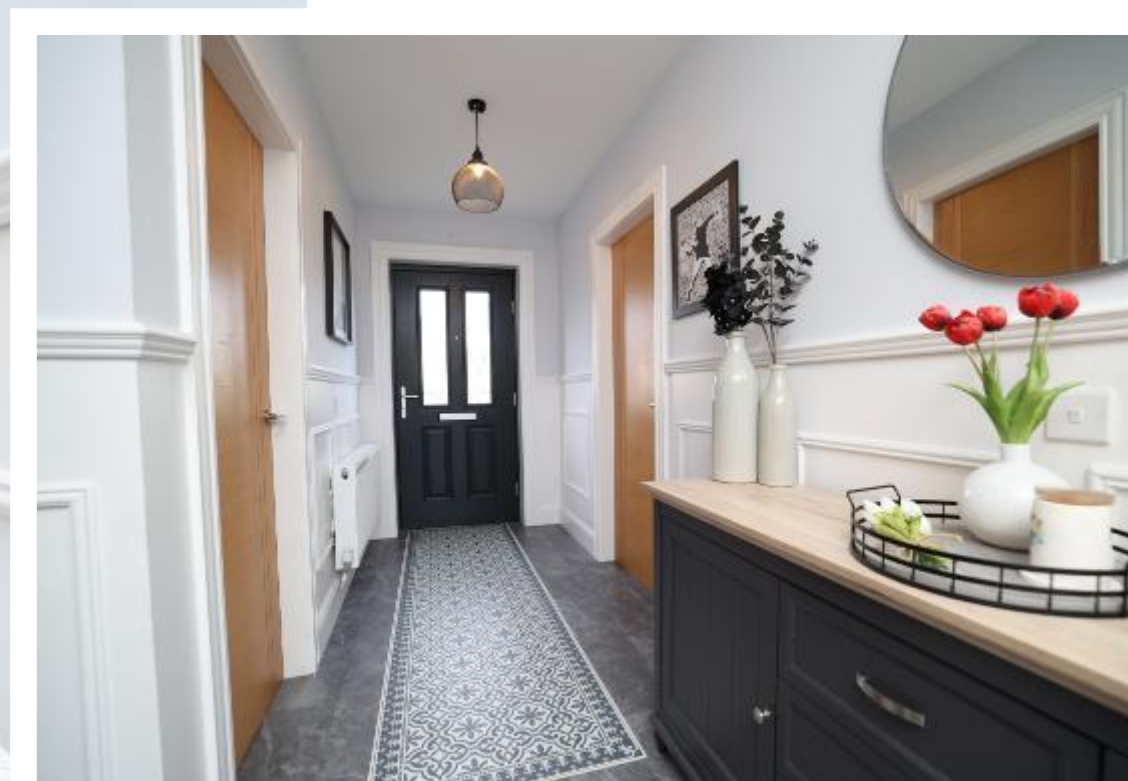
Below: Utility Room



Below: Family Room



Below: Entrance Hallway



Below: WC



Below: Bedroom One



Below: Bedroom Two with Ensuite



Below: Bedroom Three



Below: Bedroom Four



Below: Family Bathroom



Below: First Floor Landing



Below: Bedroom Five (Principle Room)



Below: Family Bathroom



Below: Rear Garden



Below: Rear Garden

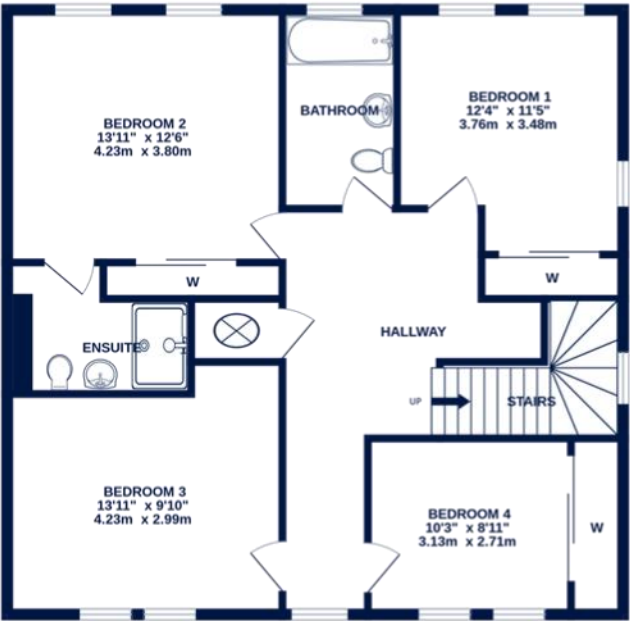


ACCOMMODATION LAYOUT

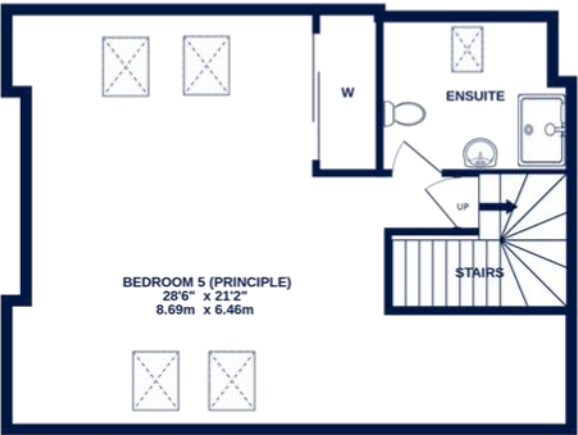
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is not to scale and is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Below: Aerial View of Garden and Garden



GENERAL REMARKS

Services:

The property has mains water, drainage and electricity. Heating is by AIRA source heat pump. The property windows are double glazed.

EER Rating:

EER: B(86)

Council Tax:

The property is band G and the amount of council tax payable for 2025/2026 is £4,043.44
North Ayrshire Council Tel: 01294 300 000.

Viewing:

Strictly by appointment with Bruach Property Ltd , 1 Templehill, Troon, KA10 6BE
Tel:01292 690940 or Email troon@bruachproperty.com

Possession:

Vacant possession and entry will be given on completion.

Offers:

Offers must be submitted in Scottish legal terms to Bruach Property Ltd. Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing in order that they may be informed of any Closing Date being set for receipt of offers. A formal note of interest should be registered prior to offering.

Closing Date:

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors, in writing, will be advised of a closing date.

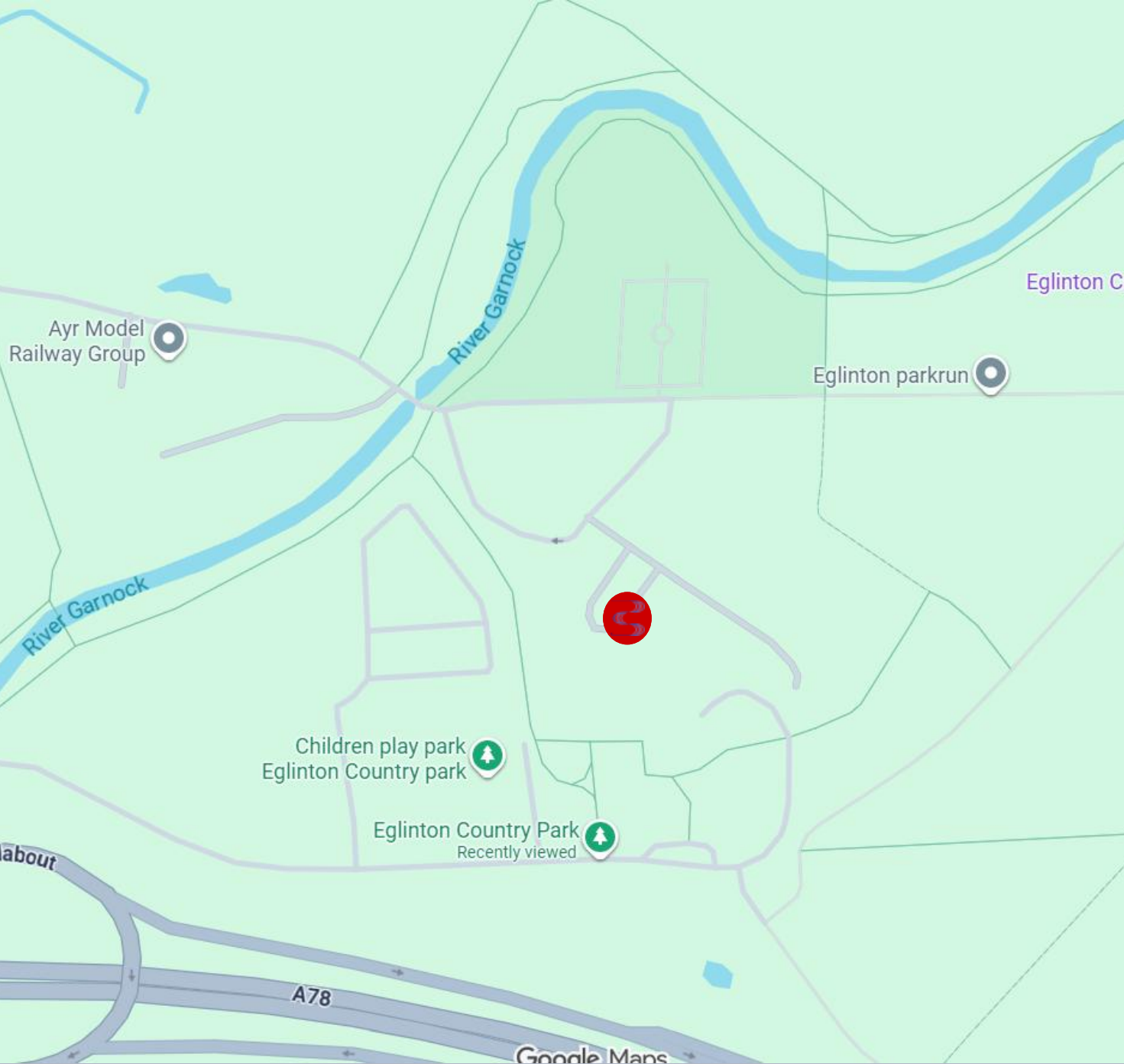
The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller or Bruach Property will not be liable for any costs incurred by interested parties.

Fixtures and fittings:

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale. However, certain items, including furniture maybe available to a purchaser in addition, by separate negotiation.

Servitude rights, burdens and wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.



Below: Front of Property



Below: Eglinton Country Park



Nestled within the idyllic grounds of Eglinton Country Park, Swan Mews offers an exceptional blend of modern living and natural beauty, creating a setting that is truly unique within North Ayrshire. Surrounded by more than 400 acres of mature woodland, open meadows, wildlife-rich wetlands and historic estate features, the area provides an unmistakable sense of tranquillity while remaining fully connected to local amenities. The park itself is steeped in heritage, home to the iconic ruins of Eglinton Castle, the Tournament Bridge, a scenic loch and a network of well-maintained walking and cycling routes that attract nature lovers throughout the year. Whether it's a peaceful morning walk, weekend family activities or simply enjoying the changing seasons from your doorstep, the lifestyle here is defined by its close relationship with the natural environment.

Despite its serene setting, Swan Mews is conveniently located just minutes from Kilwinning and Irvine town centres, offering easy access to supermarkets, schools, cafés, leisure facilities and public services. The nearby Kilwinning railway station provides regular services to Glasgow, Ayr and Largs, making commuting straightforward, while the A78 and A71 ensure excellent road connectivity across Ayrshire and beyond. This thoughtful balance of peaceful countryside surroundings and strong transport links makes the area ideal for both families and professionals seeking a quieter pace of life without compromising convenience.

Swan Mews is part of a high-quality residential development that has been carefully integrated into the park landscape, giving residents an attractive, modern neighbourhood within a spectacular rural backdrop. With its combination of natural beauty, rich local history, and excellent accessibility, this location offers a lifestyle that is both relaxing and richly rewarding a perfect retreat for those looking to enjoy the very best of Ayrshire living.





I'm interested!

To find out more about the property in the schedule or to arrange a viewing email info@bruachproperty.com or give us a call stating the address in the title of the email or call.

Whats my property worth?

For a Free No Obligation Valuation please drop us a email or give us a call.



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