



MONTGREENAN
PROPERTY GROUP



Rosemount South Lodge
Prestwick, KA92QZ

Offers in excess of £190,000



Rosemount South Lodge

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Montgreenan Property Group are delighted to present to the market Rosemount South Lodge.

An incredibly charming detached two bedroom period gatehouse set within a beautiful & magical fairy-tail woodland plot, within the prestigious Rosemount Estate surrounded by gorgeous countryside walks & hacks.

The property has been comprehensively modernised both internally & externally in recent years by the current vendor & has also been seamlessly extended to the south gable end enlarging the existing accommodation quite substantially.

It presents a unique & rare opportunity to obtain a wonderful lateral country residence which is sure to appeal a vast array of purchasers throughout the market. Particularly those downsizing from much larger homes & anyone looking to acquire their own stylish country retreat.

The subjects comprise; welcoming entrance porche, hallway, two very well proportioned double bedrooms, one of which can be utilised as a formal lounge complete with cast iron log burner, utility area & a luxurious shower room.

Of particular note is the sleek & stylish open plan kitchen / living / dining area. It comes complete with two sets of glass sliding doors & a beautiful sun deck allowing one to fully experience the magical woodland setting both





indoors & out.

Further benefits include LPG heating & double glazing.

South Lodge sits amidst an extensive mature woodland with its own gently flowing burn making it ideal for outdoor entertaining.

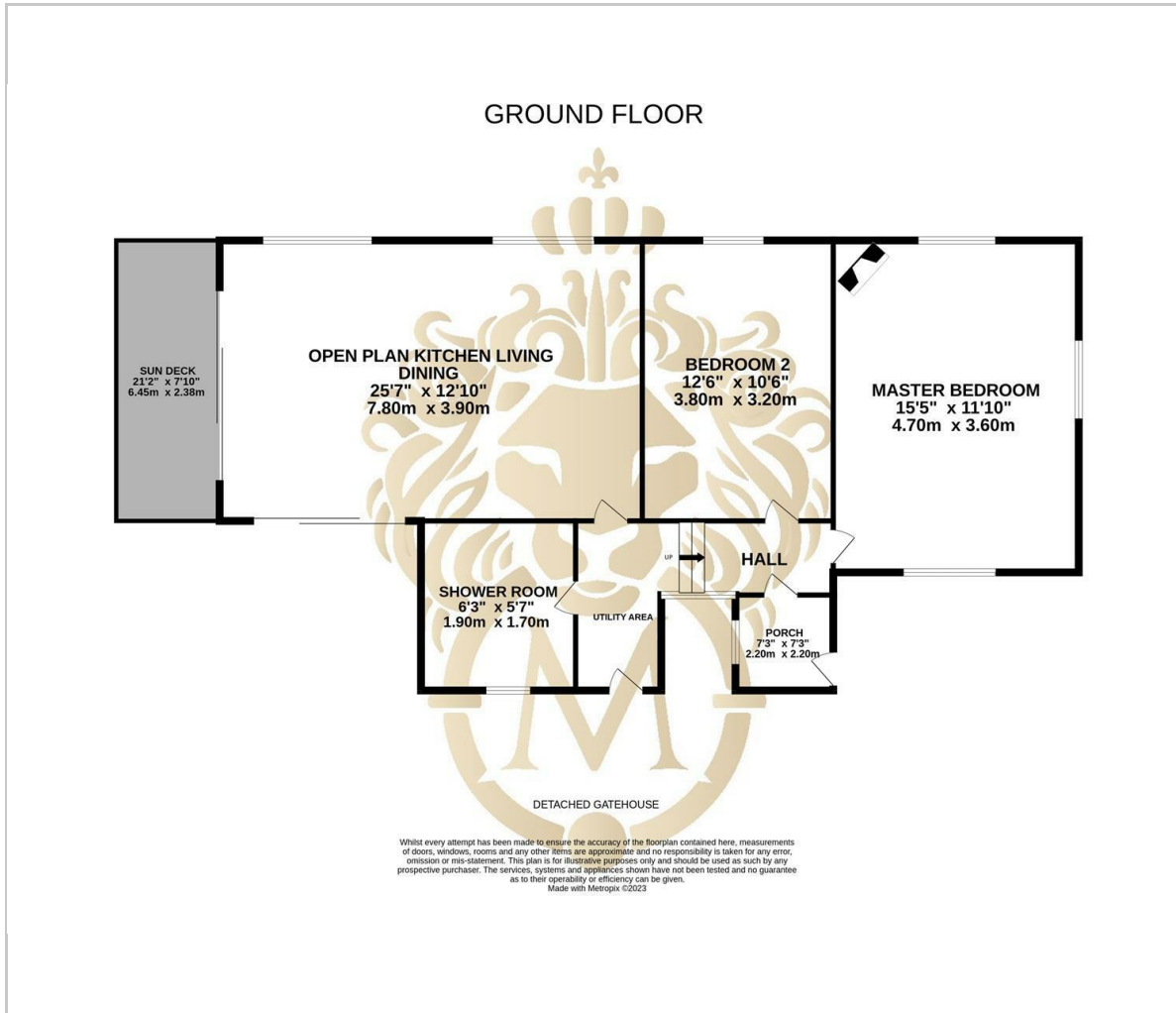
The plot is also perfect for growing fruit & vegetables, has 3 outbuildings with power & offers scope to develop the grounds further, (subject to the relevant planning consents).

Rosemount South Lodge is one of the original Lodge Houses situated at the entrance to Rosemount Estate which lies just to the north of the Dutch House roundabout on the A77. Offering superb convenience to the ever developing picturesque Ayrshire coast & is easily commutable to Glasgow in around only 40 mins by car.

Early viewing advised!



Floor Plan

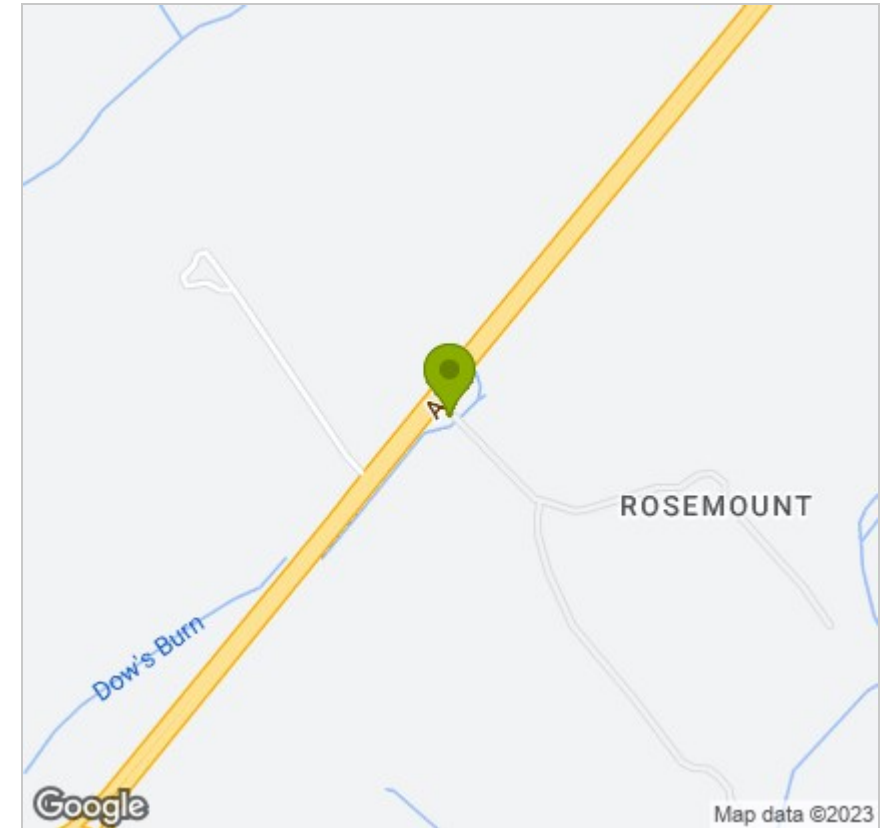


Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

