



MONTGREENAN  
PROPERTY GROUP



## Mallard Cottage Burton Farm

Ayr, KA7 4JL

**Offers in excess of £360,000**



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## Mallard Cottage Burton Farm

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Mallard Cottage is a beautiful detached farm steading conversion, presented to the market in pristine condition, enjoying breathtaking panoramic views out over the rolling Ayrshire countryside, Firth Of Clyde & Isle of Arran.

Enviably situated on the cusp of the Carrick Hills within an unspoilt & idyllic rural location, yet just on the outskirts of Doonfoot, it boasts rural living with the added benefit of being only moments from an amenity rich locale.

Originally the Dairy building of Burton Farm, Mallard has been sympathetically restored to create a wonderful family home finished to an extremely high standard including an 'Alno' fully fitted kitchen, Porcelanosa tiling & hard wood oak finishes throughout.

Upon entering the property through the striking cedar portico, an ideal place for hats, coats & jackets, leading to the welcoming hallway, the thoughtfully laid out accommodation comprises; spacious & comfortable sitting room with media wall & focal point electric fireplace, complete with French doors that open onto the front garden, a downstairs cloakroom/W.C. with useful utility cupboard.

Of particular note, & what will be the "hub" of the home for one lucky family is the vast open plan contemporary kitchen/living/dining room with dual aspect patio doors flowing seamlessly onto the private patio garden.





It is complete with integrated appliances & Porcelanosa tiled floor. The dining area features a striking slate effect wall with mounted flat screen T.V.

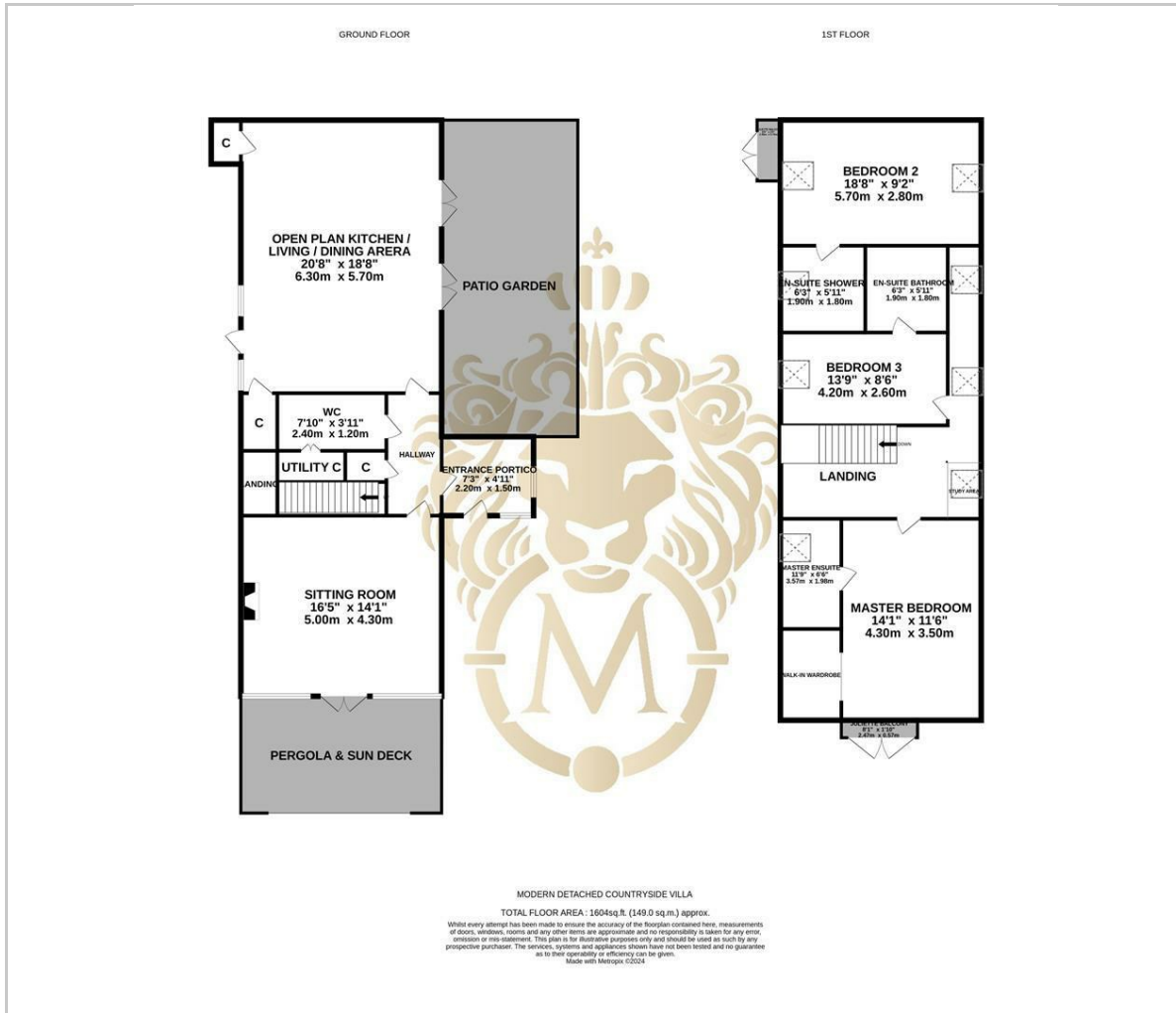
Upstairs is a study area atop the landing, 3 double sized bedrooms all of which benefit from luxurious en-suites. The master suite further benefitting from a walk-in wardrobe & Juliet balcony enjoying idyllic countryside & sea views.

Externally, the property benefits from gated driveway suitable for several several vehicles complete with electric car charging point. The pet & child friendly landscaped garden grounds, complete with pergola are ideal for outdoor entertaining.

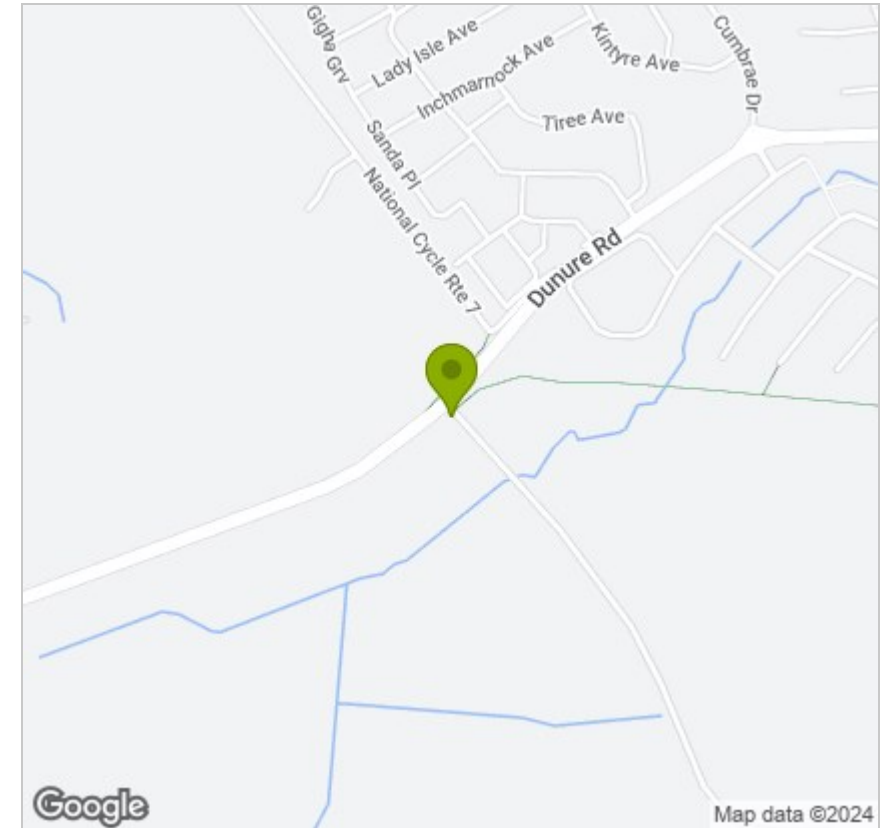


Early viewing essential!

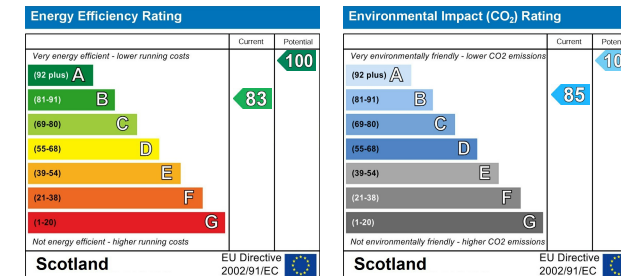
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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