



  
**lomond**  
make yourself a home

3 Ballochmyle House, Mauchline KA5 6JZ

## Accommodation

Ballochmyle House is an exquisite grade B listed building that boasts a rich history dating back to the 18th century, and it is an integral part of the awe-inspiring Ballochmyle estate. Nestled on the periphery of Ballochmyle Golf Club and bordered by the serene river Ayr, this property offers an oasis of tranquillity, all while being conveniently located just a 20-minute drive from Ayr and 35 minutes from Glasgow.

The main house has been meticulously transformed into exceptionally spacious luxury apartments, showcasing an unparalleled level of craftsmanship and attention to detail. Number 3, situated on the ground floor, is a breathtaking flat that extends to approximately 1200 square feet and is enveloped by several acres of impeccably maintained communal garden grounds.

Upon entering the building, you are welcomed by an impressive communal entrance hall, and access to all floors is effortlessly facilitated by an elevator. The internal living spaces are nothing short of exceptional and include a welcoming reception hallway, an expansive lounge graced by an attractive bay window, and a modern dining kitchen equipped with high-quality integrated appliances. This apartment further comprises two generously proportioned double bedrooms, one of which being utilised as an additional public room and the master bedroom benefiting from a lavish en-suite shower room. Additionally, there is a spacious family bathroom adorned with luxurious tiling and a well-appointed four piece white suite, complete with a separate walk-in shower and bath. The level of finish in this property is truly unparalleled, with solid oak doors, as well as top-tier fixtures and fittings, including high-quality carpets and floor coverings. Furthermore, the property offers the added convenience of private parking. Ballochmyle House presents a remarkable opportunity to acquire a splendid residence within one of Scotland's most prestigious luxury developments. This is an investment in both history and modern luxury, offering an unparalleled living experience.

## Situation

Situated in close proximity to the charming town of Mauchline, Ballochmyle Estate enjoys convenient access to major road and rail links connecting to Glasgow. The surroundings are a testament to the scenic beauty of Ayrshire, with lush countryside, mature woodlands, and the prestigious Ballochmyle Golf Club all within reach.

Local amenities in Mauchline itself cater to everyday needs, and the area is well-equipped with outstanding educational options, including a dedicated bus service from Mauchline to the esteemed Wellington School in Ayr. Ballochmyle House offers a harmonious blend of history, natural beauty, and contemporary living, making it an exceptional place to call home.



- Ground Floor Apartment within Grade B Listed Conversion
- Two Bedrooms and Two Bathrooms
- Luxurious Kitchen and Bathroom Suites
- Exceptional Specification Fixtures and Fittings
- Residents and Guest Parking
- Stunning And Expansive Garden Grounds
- Resident's Association in Place for Factoring



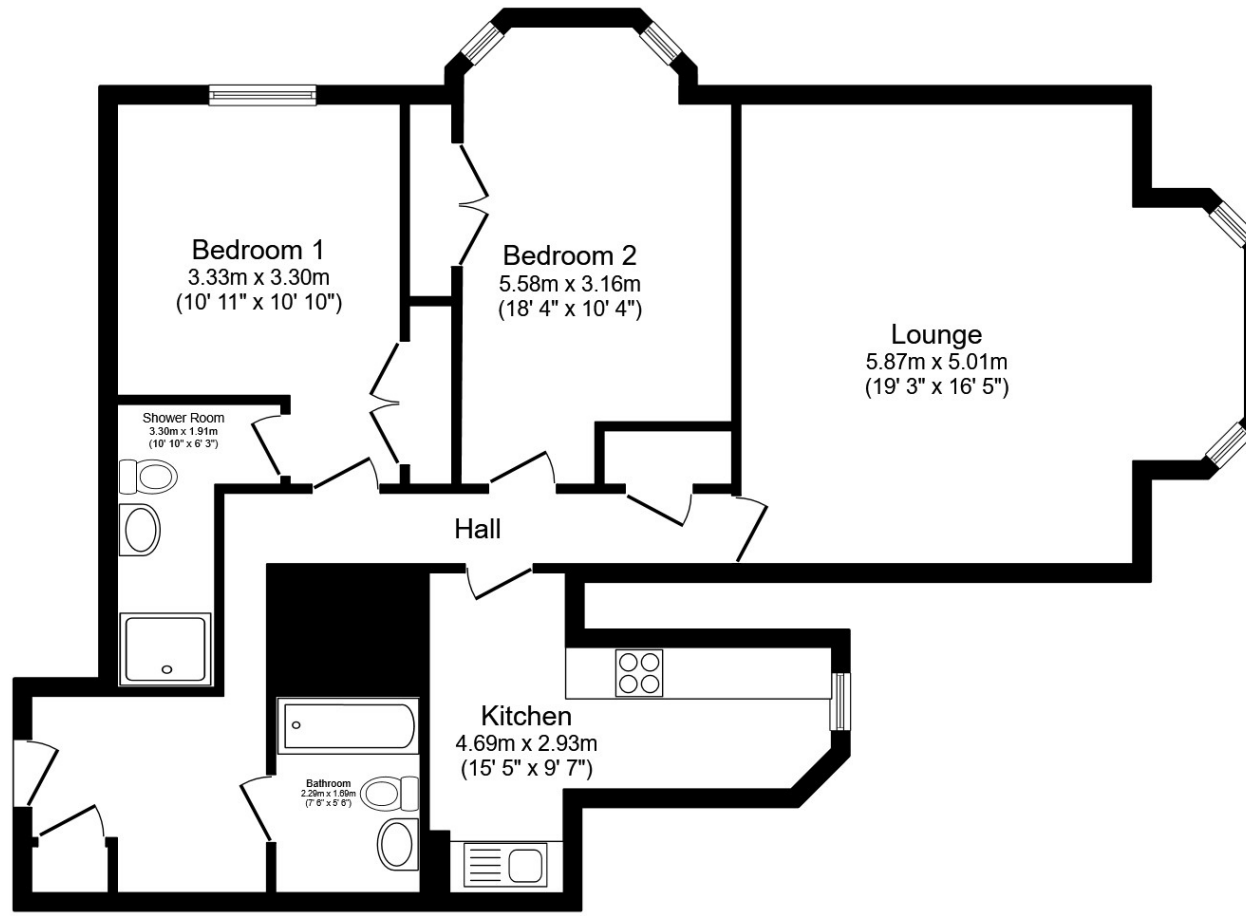
 2 Bedrooms

 111 sqm

 1 Public Rooms


 EPC Rating B



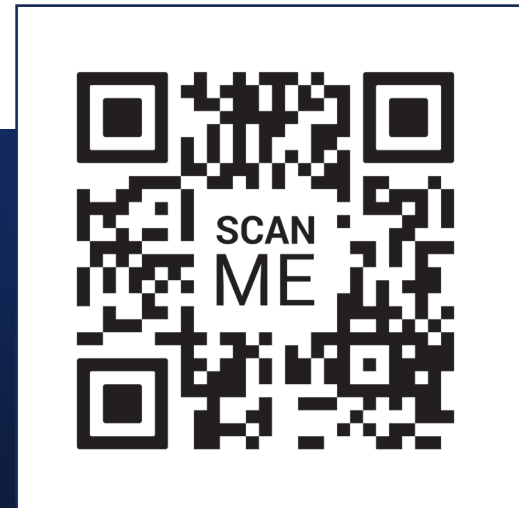


**Floor Plan**



 **51 Main Street, Prestwick**  
**01292 471511**

 **52 Bank Street, Irvine**  
**01294 317013**



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