



11 HEMPHILL ROAD

MOSCOW

www.corumproperty.co.uk





4 | BEDROOMS

2 | BATHROOMS

4 | PUBLIC ROOMS

A substantial detached bungalow with delightful private garden grounds, set in the semi-rural hamlet of Moscow and along the Volga Burn, just minutes from the M77 for commuting into Glasgow City Centre.

Sharing the same latitude as its more famous namesake, Moscow is a picturesque and semi-rural hamlet that sits along the aptly named Volga Burn. It owes its name to Napoleon's retreat from Moscow in 1812 and is now an exclusive collection of traditional and more modern homes, ideally located close to the M77 and also to the market town of Kilmarnock for access to a wide range of amenities.

11 Hemphill Road is a fantastic example of an extended detached bungalow, which enjoys a generous plot set along the burn with an outlook over Ayrshire countryside at the rear. The property has a wealth of accommodation with four bedrooms and open plan living spaces that are truly unrivalled in the current marketplace. There is a large integral garage, a well-presented interior and delightful landscaped garden grounds. The current owners have also installed an energy efficient ground source heat pump to power the heating system and hot water.

In more detail, the internal accommodation extends to an entrance vestibule leading into a welcoming hallway with the bedrooms to the right and the main living space to the left, with a glass doorway leading to a reception area that is open plan down to a large lounge, with a feature wood burning stove and open plan into a large garden room, with floor to ceiling windows out to the rear garden, sliding patio doors and a fitted bar. Also off the reception area is a sitting room, with an open glass balcony onto the lounge, a WC, a formal dining room and a modern fitted kitchen, with ample wall and base units and a separate utility room, with a door to the garden. The bedrooms are all off the hallway, with a single bedroom and large double bedroom, both with fitted wardrobes to the front, a fully tiled family shower room suite and two split level double bedrooms, one with an en suite bathroom and one with fitted wardrobes. There is also an integral door to the garage at the end of the hallway and loft access.

Externally there are manicured and landscaped gardens to the front, with a large driveway leading to the integral garage and a delightful mix of lawn, decorative shrubs and hard landscaping. There is access at the side round to the fully enclosed rear garden, which also has lawn, vegetable patches, mature trees, patio areas and access out to the Volga Burn.

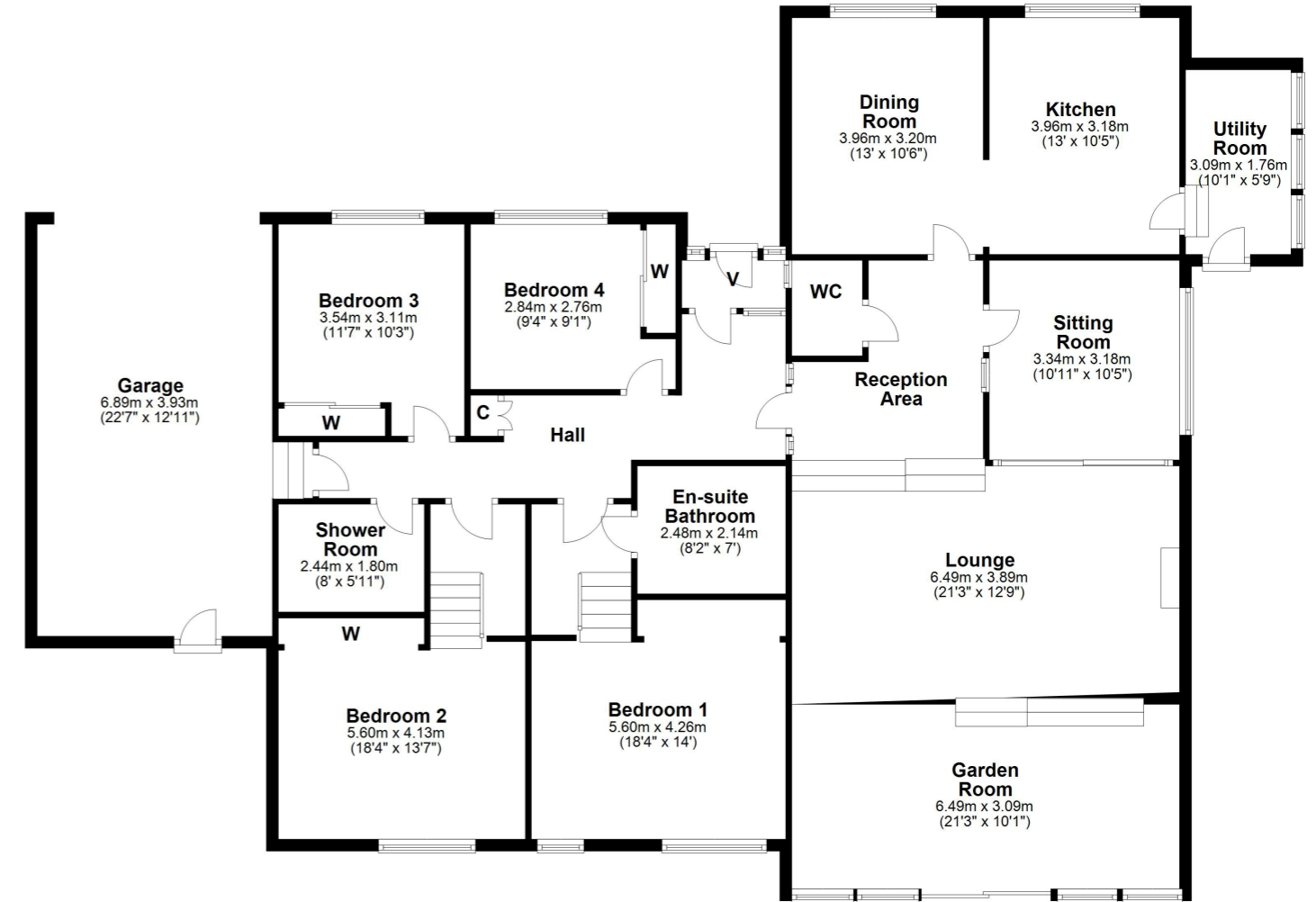












The semi-rural hamlet of Moscow lies on the main A719 connecting Galston to the A77/M77 and as such daily commuting to Glasgow City Centre and further afield is very straightforward. The town of Kilmarnock is around four miles distant and provides a comprehensive range of supermarket and retail shopping, transport and recreational facilities.

TR1860 | Sat Nav: 11 Hemphill Road, Moscow, KA4 8PS

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Troon
29 Portland Street, Troon, KA10 6AA

Tel: 01292 310 010

Email: troon@corumproperty.co.uk

www.corumproperty.co.uk