



3 WESTGATE

BALLOCHMYLE

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c o r u m



5 | BEDROOMS

5 | BATHROOMS

4 | PUBLIC ROOMS

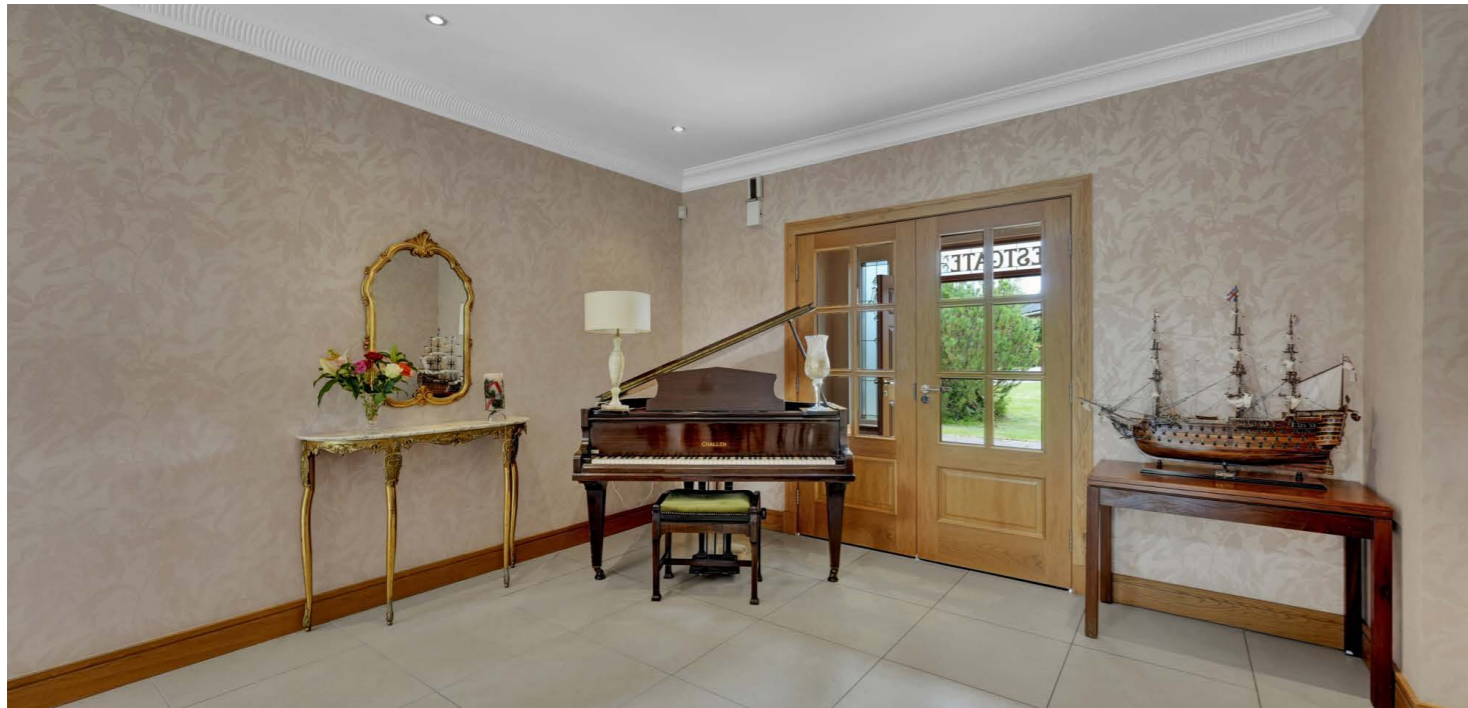
A stunning modern detached villa extending to approximately 5000 square feet including integral triple garage and annexe all set in gardens of around 1.25 acres backing onto Ballochmyle Golf Course.

Number 3 is a modern detached villa ideally suited to the family market with generous accommodation over two levels. The property has been further improved by the current owners with the reconfiguration of the ground floor accommodation to the rear of the triple garage creating a self contained all on the level apartment.

Features and benefits include a bespoke fitted kitchen (integrated appliances, centre island and Silestone worktops), integrated 'Crestron' control system programmed to manage lighting, blinds and heating, luxury sanitary ware, centralised vacuum, quality floor coverings, gas central heating with a 'Buderus' boiler, oak doors and skirtings, alarm system and double glazing. N.b The original patio doors at ground floor level have been replaced and there are now seven sets of bi-folds with thermally broken aluminium framed units.

In summary the accommodation extends to, on the ground floor, a vestibule, broad reception hallway with space to the rear for dining, lounge, sitting room, fitted kitchen, study, utility room and inner hallway with access to the triple garage, self contained annexe and plant room. Upstairs there are four further double bedrooms including a master bedroom with dressing room and en-suite bathroom. Two of the remaining bedrooms have en-suite shower rooms and all bedrooms have fitted wardrobe space. The annexe consists of an entrance hall, lounge/dining room, kitchen, double bedroom and four piece bathroom.

Externally the property is approached via a block paved driveway with parking for several vehicles. The extensive gardens are predominantly laid to lawn with feature shrubbery borders and extensive patio area. In addition there is an external store.



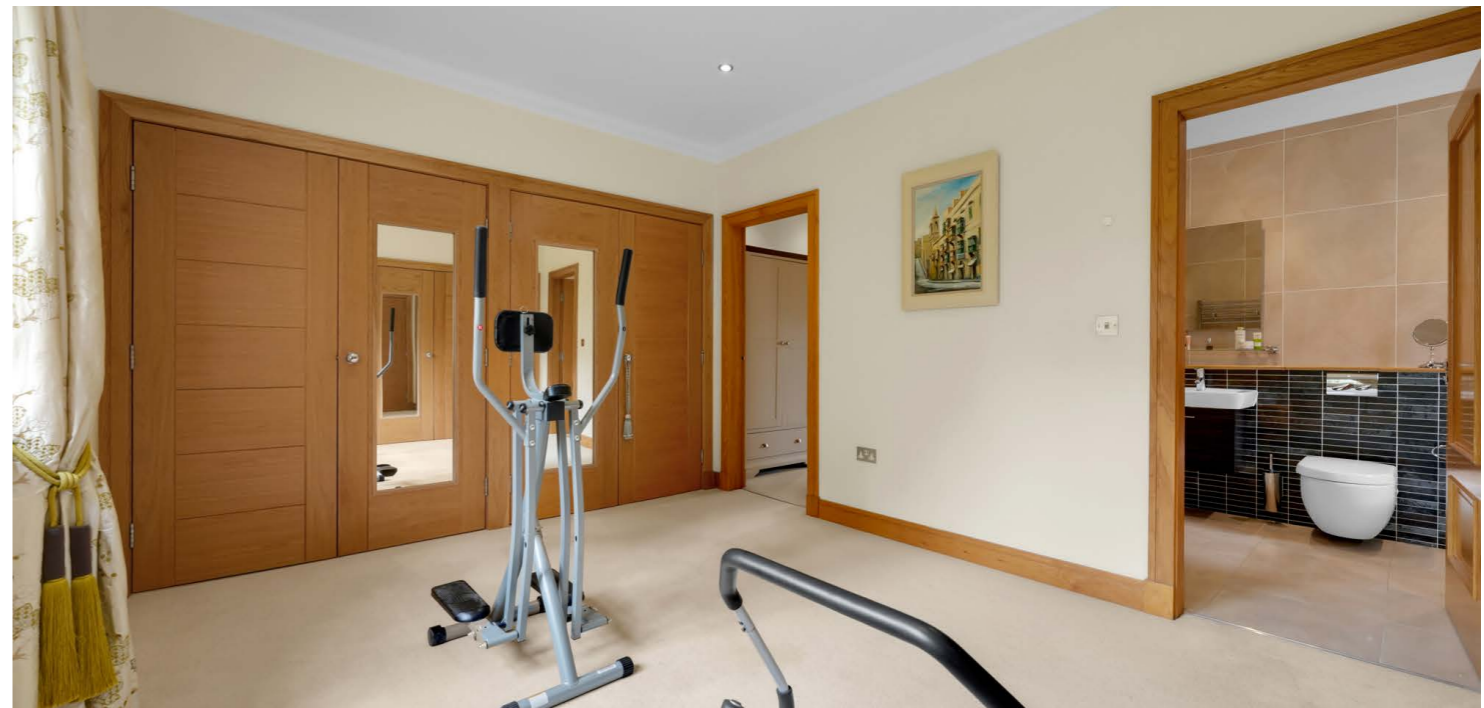


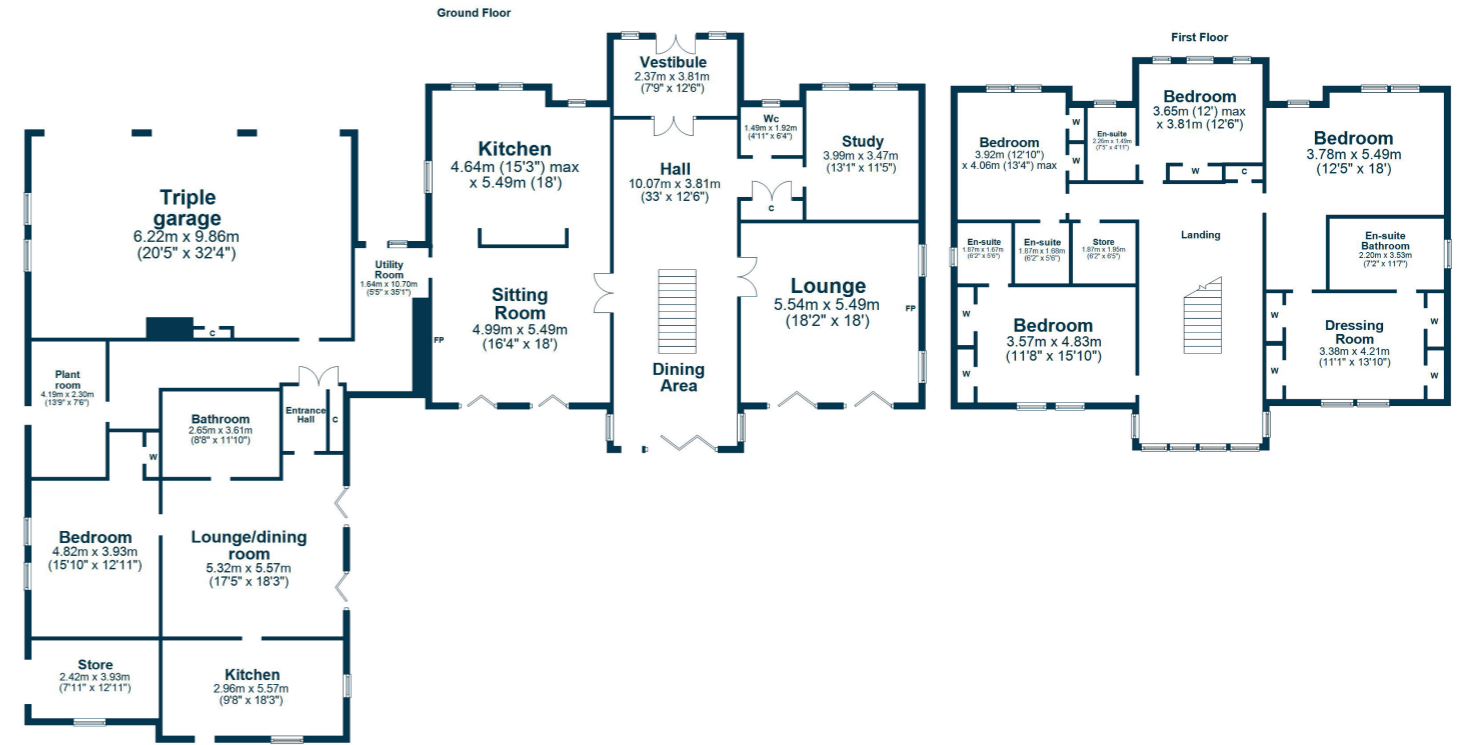












Ballochmyle Estate is located close to the quiet town of Mauchline and surrounded by rolling Ayrshire farmland and Ballochmyle Golf Club. Number 3 Westgate occupies arguably the best plot in this private development with generous south facing gardens with a woodland backdrop and Ballochmyle Golf Course beyond. There are local amenities in Mauchline itself while Glasgow city centre is easily commutable via the M77 and excellent schooling is available with a designated bus service from Mauchline to Wellington School in Ayr.

TR1869 | Sat Nav: 3 Westgate, Ballochmyle, KA5 6LN

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



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