



TOUR LODGE

11 KILMARNOCK ROAD, KILMAURS

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c o r u m



3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A charming traditional detached cottage providing deceptively spacious accommodation and set in generous gardens of around a third of an acre bordering a running burn and with detached garage adjacent.

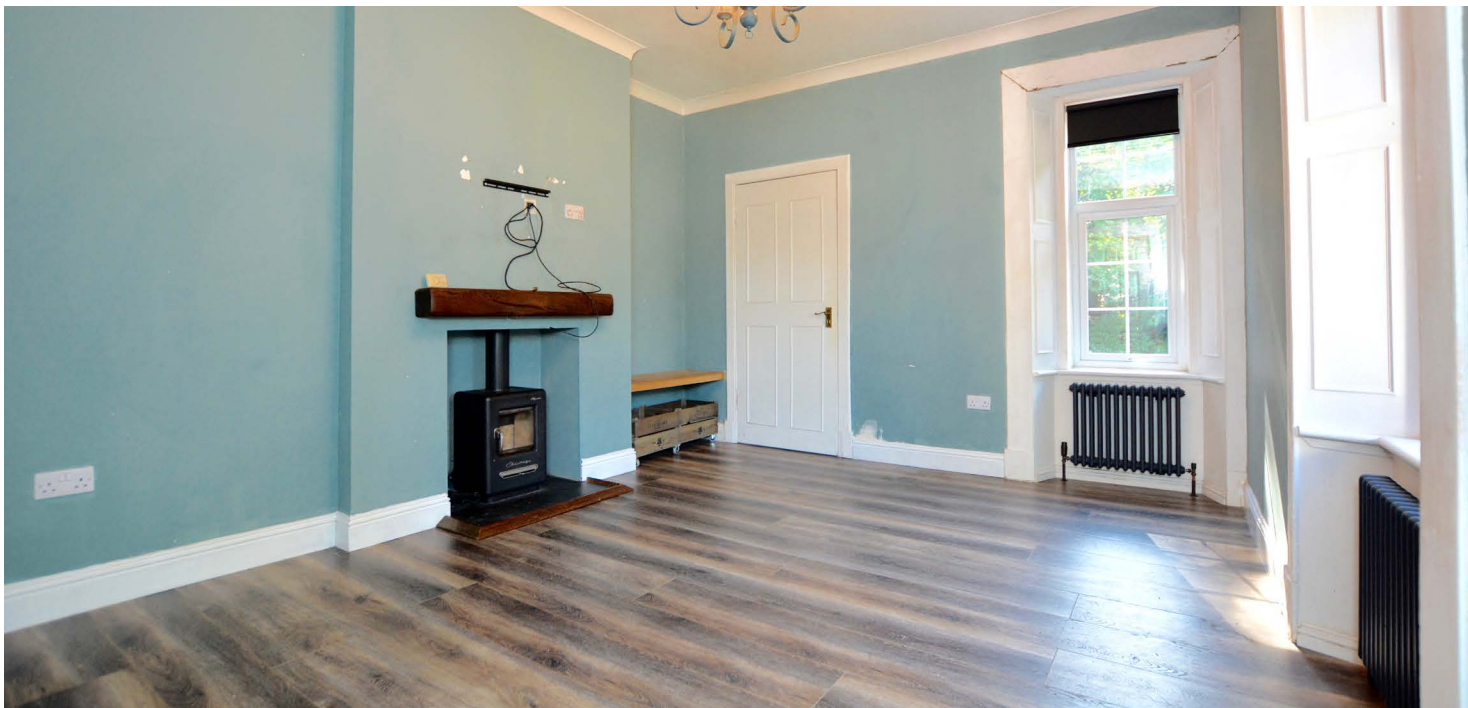
Tour Lodge is the original gate lodge to Tour House (built circa 1841) and is located on the edge of the picturesque village of Kilmaurs. The property has been extended from its original layout and now provides well proportioned and flexible all on the level accommodation suited to a variety of potential purchasers extending to four principle apartments.

The garden grounds extend to approximately a third of an acre and there may be scope to develop the site further subject to any appropriate consents.

The property has been upgraded and modernised by the current owner and includes a fitted kitchen with Butchers Block work tops, modern three piece tiled bathroom, wood burning stove in the lounge, gas central heating with a 'Vokera' boiler, double glazing and neutral decoration.

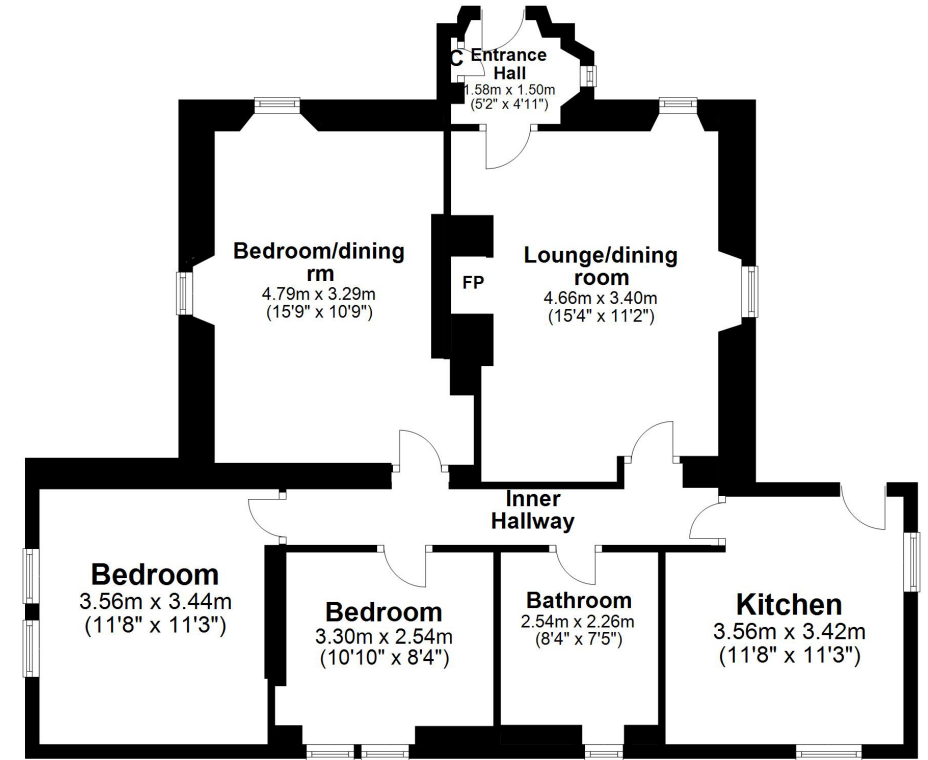
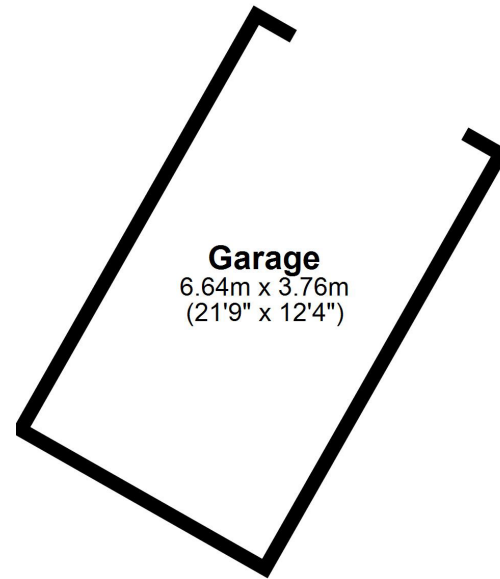
In summary the accommodation extends to an entrance hall, lounge, inner hallway, fitted kitchen, dining room/bedroom 3, two further double bedrooms and three piece bathroom. The loft space is accessed via a pull down ladder in the inner hallway and provides excellent storage space.

Externally the property is entered via the original main gates to Tour House with ample off street parking to the side and opposite the property. The gardens include ares of lawn, woodland, mature trees and plants and a running burn. Adjacent to the house there is a detached garage with power, lighting and rafter storage.









The property enjoys a lovely position surrounded by rolling Ayrshire farmland and within close proximity to the village of Kilmaurs, a thriving village in south-west Scotland about three miles north of Kilmarnock and approximately twenty miles south of Glasgow. The village boasts the most magnificent church, local shops and stores, village pubs and restaurants and has a direct link to Glasgow by rail and the M77 motorway network linking to Glasgow and Ayrshire. The Ayrshire coast is only a short drive away.

TR1892 | Sat Nav: 11 Kilmarnock Road, Kilmaurs, KA3 2NN

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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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