



2 GARRALLAN DRIVE
CUMNOCK

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5 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

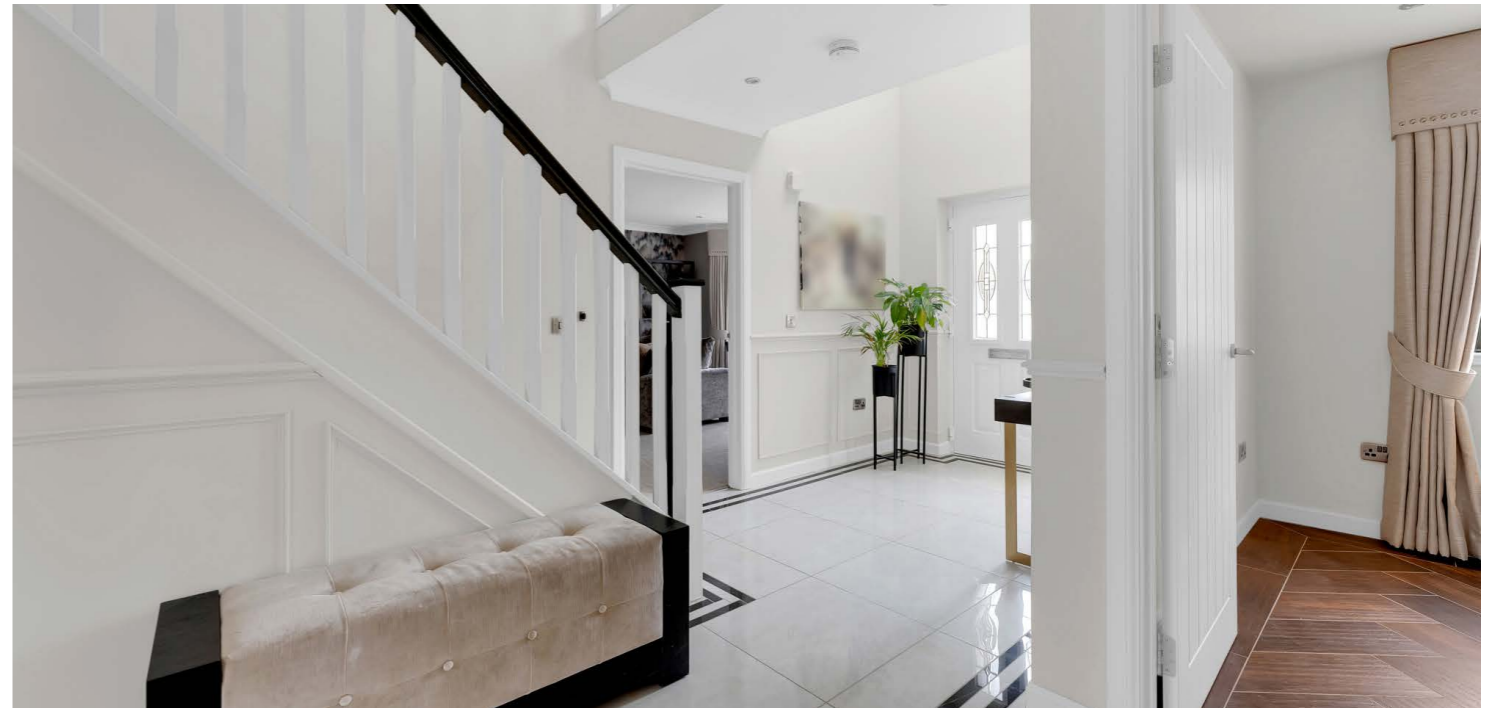
A truly stunning modern detached villa with an exceptional level of finish and set in generous, south facing landscaped gardens.

Number 2 is a modern detached villa perfectly suited to the family market with a flexible layout arranged over two levels with up to 5 bedrooms if required. The property is presented in show home condition and has been enhanced by the current owners with the conversion of the garage to create a fantastic games room. Potential purchasers should note this could be re-instated as a double garage if preferred.

Further features and benefits include a bespoke fitted kitchen (centre island, Quartz work tops and integrated appliances), useful utility room, luxury sanitary ware by 'Porcelanosa', neutral decoration, media wall in the lounge, alarm system, double glazing, underfloor heating in the majority of the downstairs apartments, fitted blinds, two en-suites and family bathroom and gas central heating with an 'Ideal' boiler housed in a cupboard in the garage (the system incorporates a highly efficient flue gas heat recovery system and storage cylinder).

In summary the accommodation extends to, on the ground floor, a broad and welcoming reception hallway with two piece wc off, front facing bay windowed lounge room, open plan kitchen/dining/family room, garden room, office/fifth bedroom, games room and utility room. Upstairs there are four further bedrooms including a master bedroom suite with three piece en-suite shower room and walk-in wardrobes. Completing the accommodation is a four piece bathroom featuring a freestanding bath.

Externally considerable expense has also been invested by the current owners in landscaping the gardens. The front garden is laid to lawn with paved pathways and driveway to the side providing off street parking for several vehicles. The rear garden is laid to artificial lawn with two patio areas. In addition there is a large garden shed.



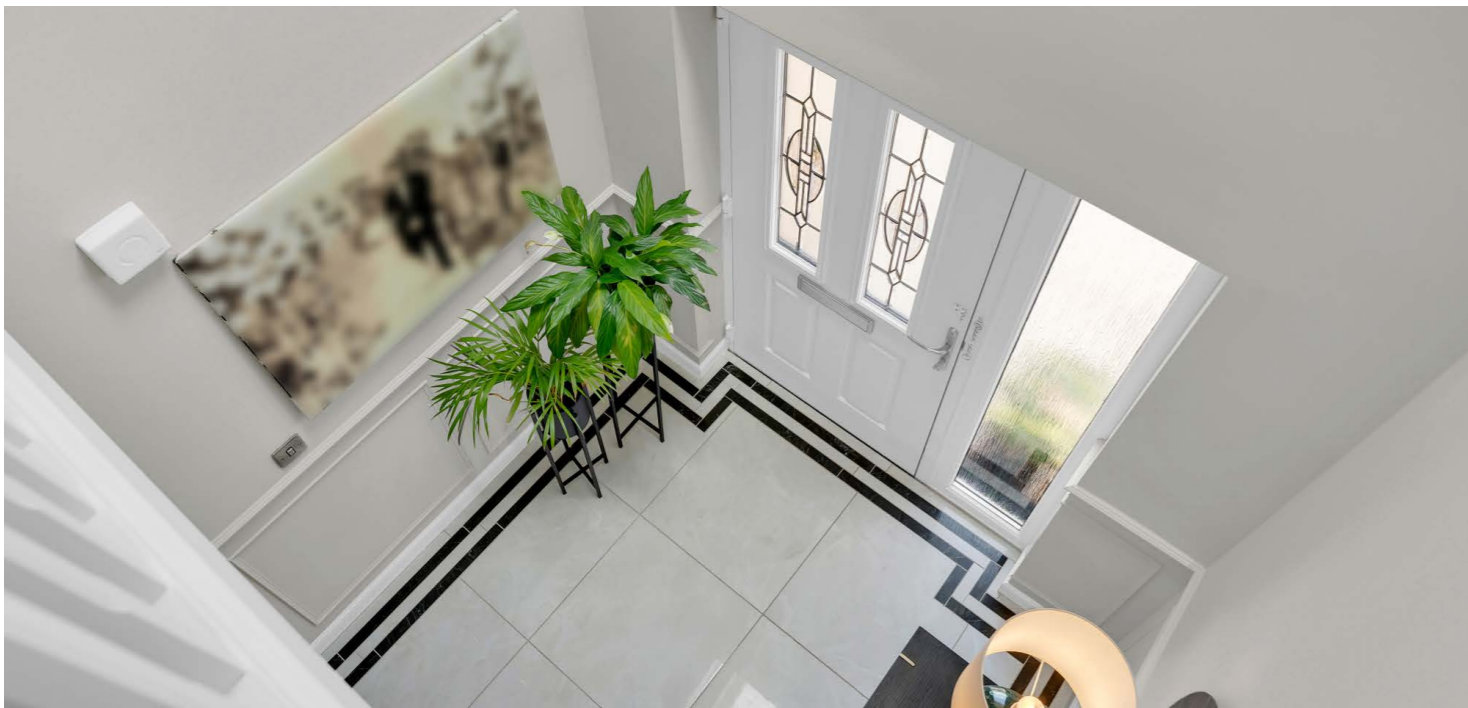


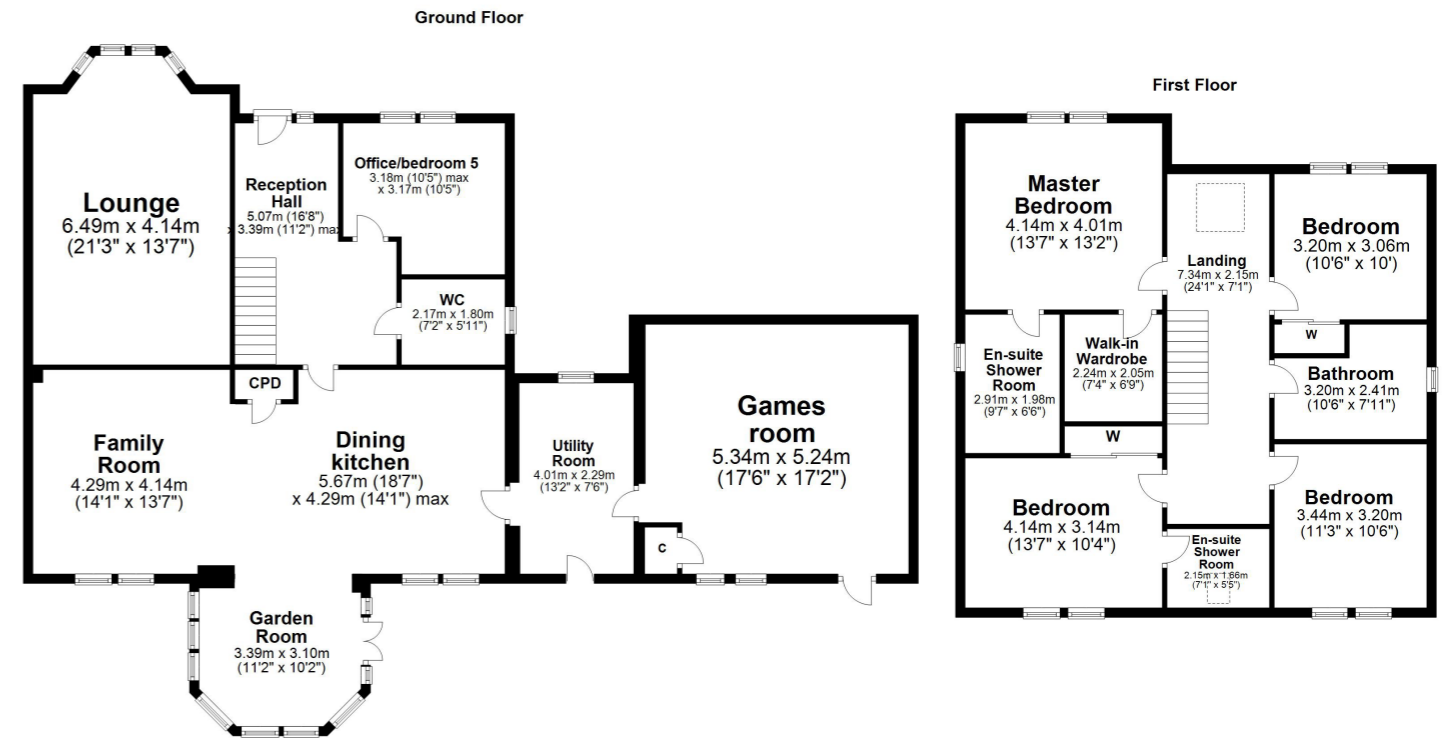












Garrallan Drive is a relatively traffic free residential address within the popular Afton Braes area of Cumnock which offers a range of amenities including supermarket and retail shopping, bars, restaurants, transport links and recreational facilities. In addition there is excellent primary and secondary schooling.

AY4939 | Sat Nav: 2 Garrallan Drive, Cumnock, KA18 1FL

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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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