



**8 BALGREEN**  
HOLLYBUSH

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c o r u m





**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A stunning modern detached villa presented in walk-in condition and enjoying wonderful country views to the rear within an idyllic setting close to Hollybush.**

8 Balgreen is a rarely available modern detached villa providing bright, well proportioned accommodation extending to approximately 2700 square feet over two levels and suited to a variety of potential purchasers seeking country living within close proximity to a wide range of amenities.

The property provides all the conveniences of a new home with a high level of fixture and finish including, a bespoke fitted kitchen (centre island, Silestone work tops and integrated appliances) with utility room adjacent, fitted mirrored wardrobes in bedrooms 2, 3 and 4, luxury sanitary ware, neutral decoration, LPG central heating, solar panels creating power for the hot water/heating, quality floor coverings, generous storage space and double glazing.

In summary the accommodation extends to, on the ground floor, a welcoming reception hallway with vaulted ceiling and wc/cloaks off, formal lounge, family room, sitting room with bi-fold doors to the rear garden and semi open plan to the dining kitchen. Completing the ground floor accommodation is a useful utility room. Upstairs there is a spacious landing, four generously proportioned double bedrooms (including a master with three piece en-suite shower room and dressing room) and a family bathroom. Bedroom 2 also benefits from a three piece en-suite shower room.

Externally the front garden is laid to lawn with a tarmac driveway for two cars. The enclosed rear garden is predominantly laid to lawn with dual patio areas, interconnecting paths and sizeable storage shed.

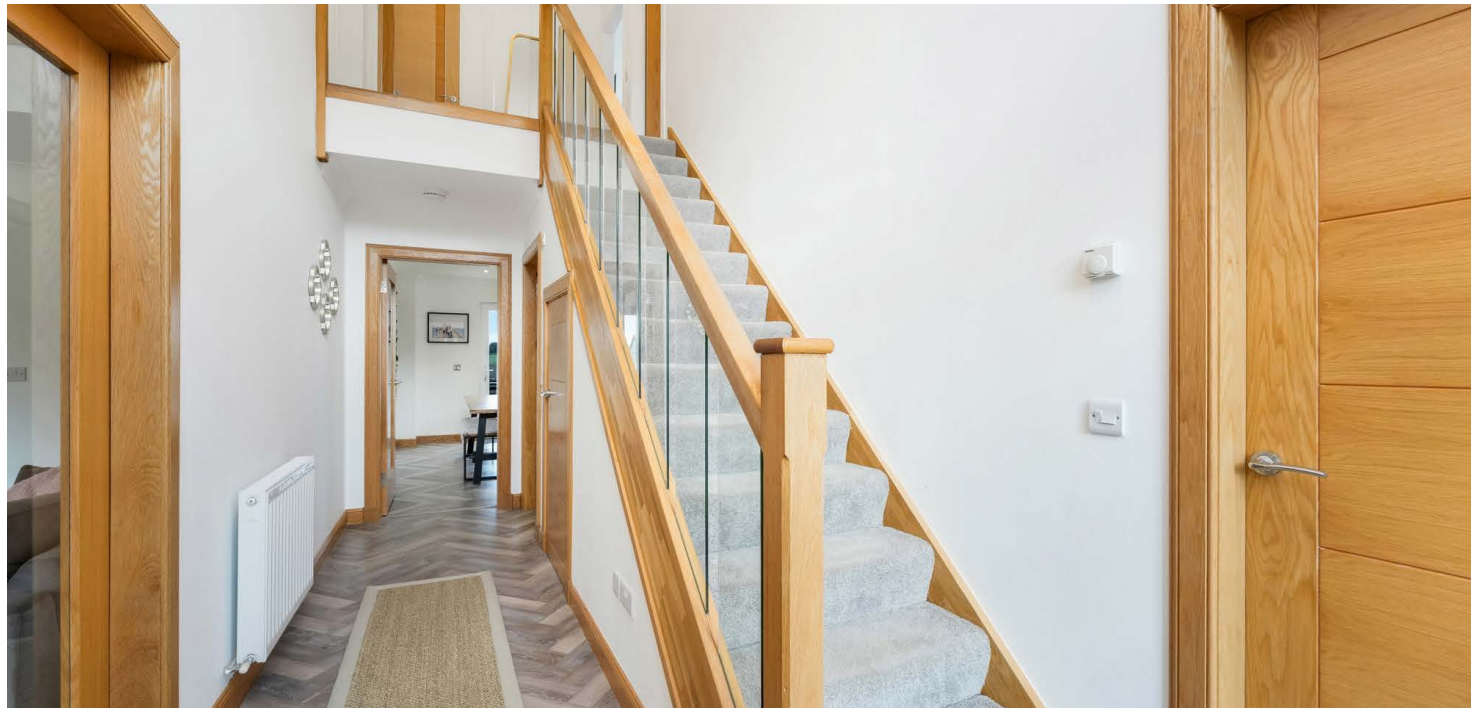




















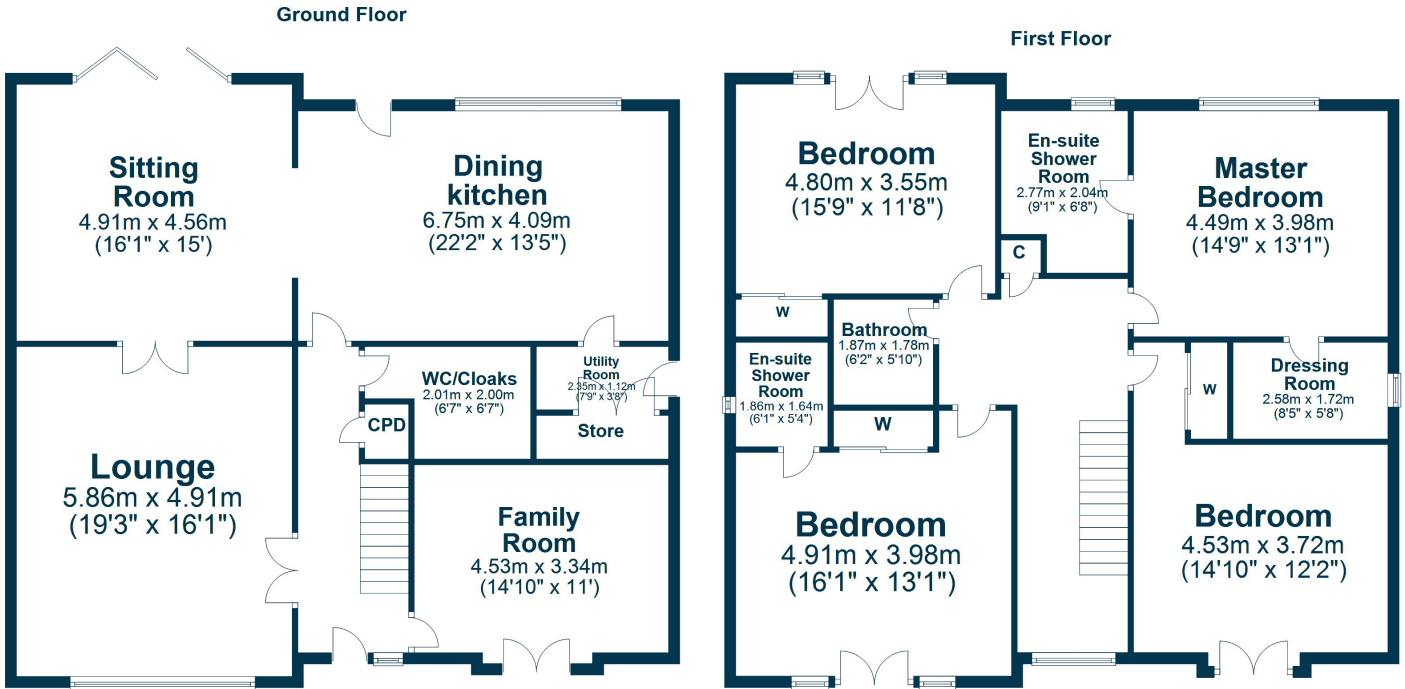
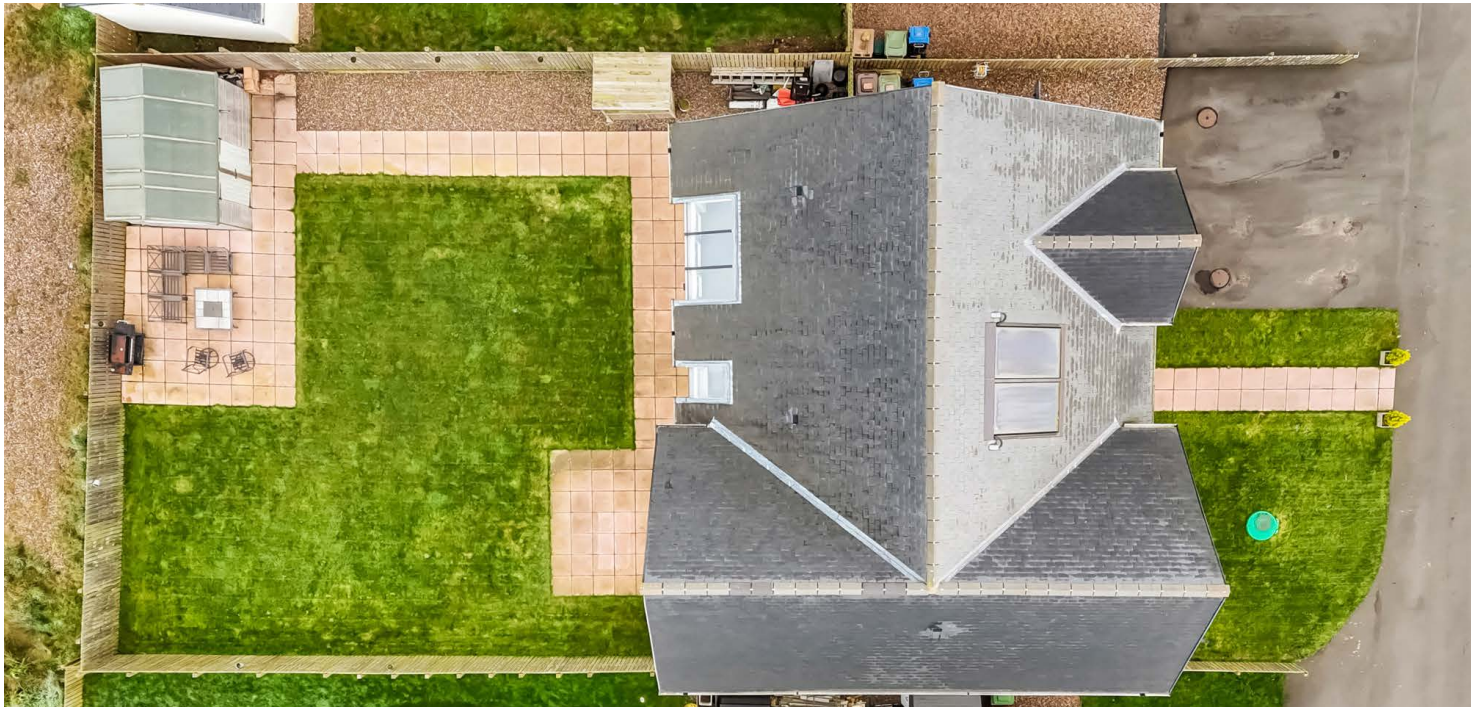












Balgreen is situated in a peaceful, semi-rural setting close to the popular hamlet of Hollybush approximately 7 miles from Ayr (15 minute drive) with a half hourly bus service into Ayr and a bus-stop at the entrance to Balgreen. This part of Ayrshire has a coastal network of scenic towns and villages set amongst rolling hills and panoramic beach landscapes. Hollybush itself has a well regarded local Inn (the Hollybush Inn) and a range of local village amenities are available in nearby Dalrymple including a primary school, post office, restaurant and shops. The town of Ayr provides a more comprehensive range of amenities including supermarket and retail shopping, main line rail link to Glasgow and both primary and secondary schooling.

**AY5114** | Sat Nav:8 Balgreen, Hollybush, KA6 7FN

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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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