



12 KIRK BRAE
MAYBOLE

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4 | BEDROOMS

2 | BATHROOMS

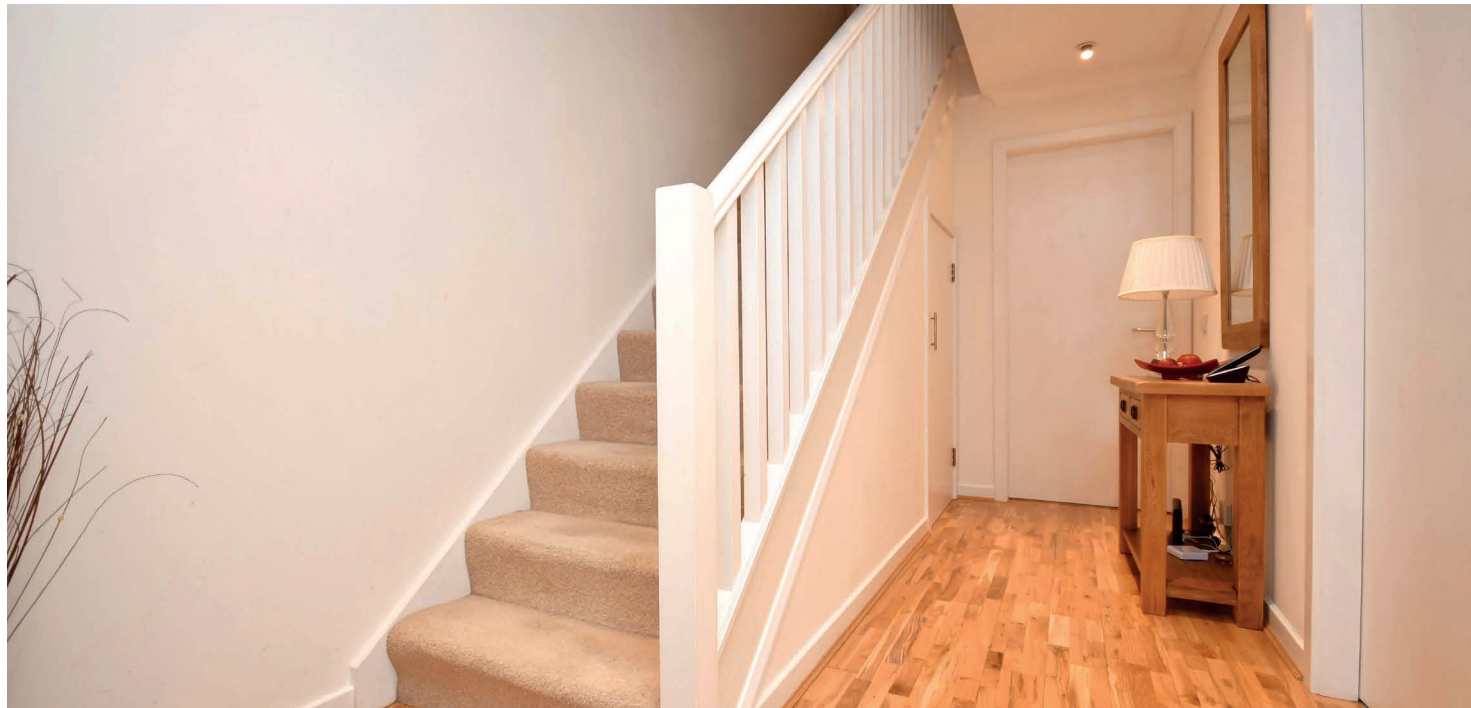
1 | PUBLIC ROOM

An immaculately presented semi detached family villa, set over three floors and five main apartments, with delightful garden grounds nestled in an executive development adjacent to Maybole golf course.

Kirk Brae is set just off Coral Glen in the popular town of Maybole and consists of a small number of modern family homes surrounding the historic West Church, which has been converted into residential use. Number 12 has a fantastic position within the development, with south-facing gardens that back onto the golf course and golf course views from the upper windows. The interior is presented in pristine condition and has an impressive amount of family accommodation that is rarely found in the current market, including four bedrooms, an open plan living room/ dining room, ample storage, a bathroom suite, a separate WC and an en suite shower room. Viewings is highly recommended to fully appreciate both the living space and the unique setting of this first class home.

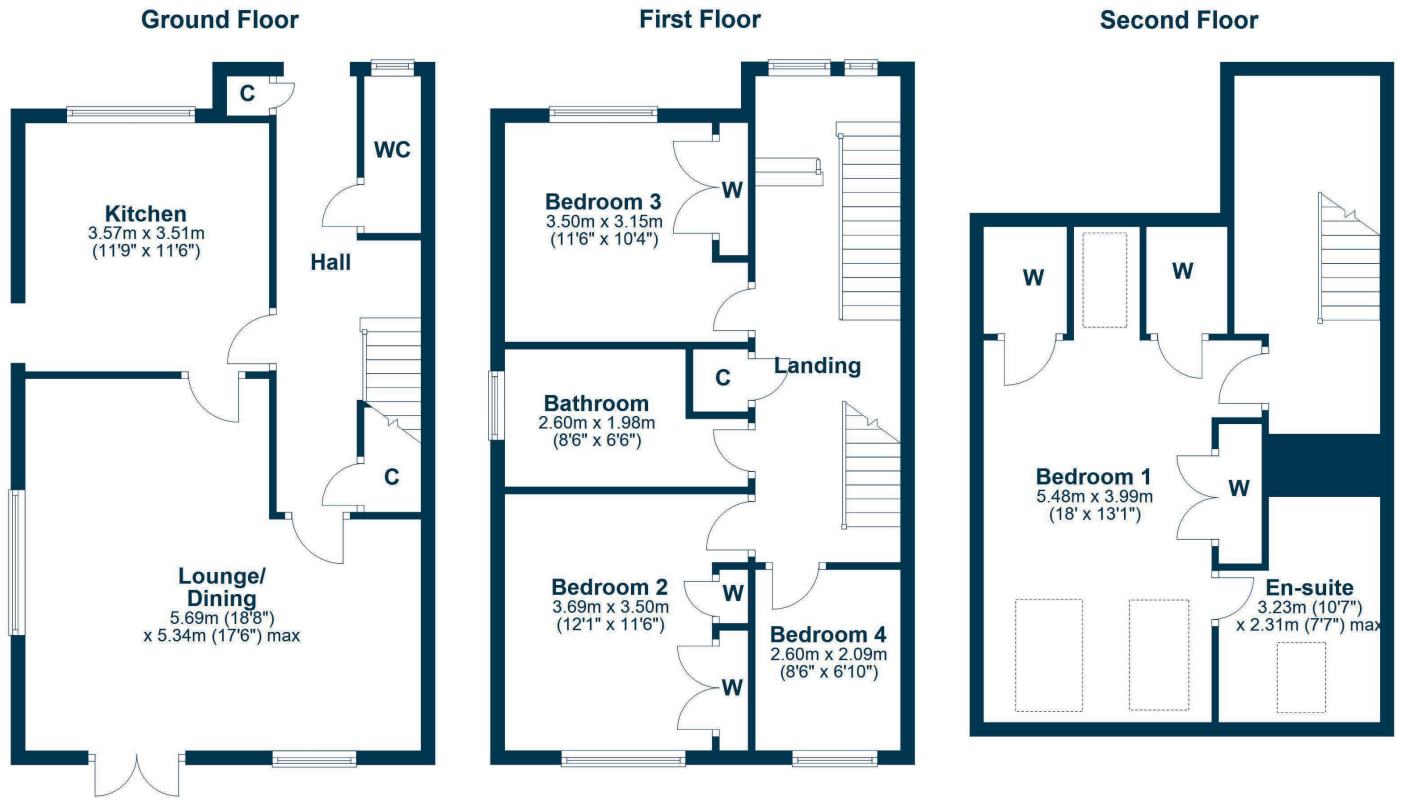
In more detail, the internal accommodation extends to an entrance hallway with a storage cupboard, an under stairs cupboard, stairs leading to the first floor and a downstairs WC, a modern fitted dining kitchen to the front with a door to the side and a door leading through to the bright lounge with space for dining, dual aspect windows and French doors out to the rear garden. On the first floor there are two large double bedrooms with fitted wardrobes, a single bedroom, a fully tiled family bathroom suite, storage off the landing and stairs leading to the second floor. On the top floor there is a large master bedroom, with fitted wardrobes, Velux windows and an en suite shower room.

Externally there are gardens to the front and off road parking for a number of vehicles. There is gated access at the side round to the fully enclosed south-facing rear garden, with a garden shed, lawn, a paved patio area and mature shrubs and trees.









Maybole has excellent local amenities and is just six miles south of Ayr along the A77 trunk road. Ayr Town Centre offers an abundance of retail shopping, transport links and recreational facilities, while the A77/M77 road network provides swift commuting access to Glasgow City Centre and nearby surrounding districts. Prestwick International Airport offers regular flights to many European destinations.

AY4780 | Sat Nav: 12 Kirk Brae, Maybole, KA19 7ER

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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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