




McEwan Fraser Legal

Solicitors & Estate Agents

01292 430 555

8 Dunlop Manor

KILMARNOCK, KA3 4BD

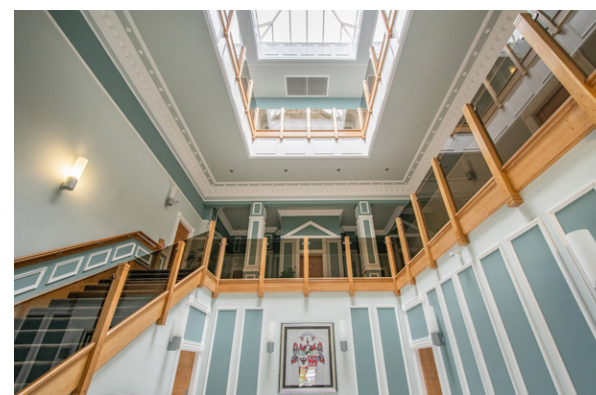


Dunlop Manor was been Individually commissioned by Sir James Dunlop, by distinguished Glasgow architect David Hamilton in 1834, this stunning Scottish Jacobean-style manor house was home to Sir James Dunlop and certainly was one of David Hamilton's favourite buildings.

The property itself has a long history and fell into disuse and disrepair and was awarded its A building listing by Historic Scotland. An important feature of the property is the glazed self-cleaning atrium which floods the great entrance reception hallway with natural light.

Set in level well-stocked grounds, almost hidden from view with a sweeping driveway that sets a grand stage for Dunlop Manor, is a particularly picturesque example of countryside living. It gives a glimpse of the quality features; this charming property has to offer and truly has to be seen to be believed.

Although the property dates back to the 1800's and despite its envious and characteristic external appearance and the perfect marriage of modern splendour and traditional charm.





Apartment 8 itself is one of the largest properties within the development and offers superb accommodation formed over the second and third levels offering a duplex layout, with fabulous natural light and a very high-quality finish. To mention but a few, the fully fitted kitchen by Poggenpohl and quality integrated appliances, as well as gorgeous Silestone worktops, slimline wine coolers, under-unit lighting and Powerdock popup sockets. Within the bathrooms throughout the property, all fitments were done by Porcelanosa and high-quality floor finishes such as Karndean. There is a bi-zonal gas central heating system and a megaflow high-pressure hot water system. There are stunning traditional sash and case double glazed windows as well as oak finished ladder effect internal pass doors with chrome ironmongery.

The property is entered through a video entry and from there into a central atrium where all levels can be viewed from the ground floor. The apartment can be accessed by lift or stair to the second floor and upon entry, the welcoming hallway sets the tone for the rest of the spectacular apartment. Here you will discover space and luxury at every turn; to start, a formal lounge with as well as a slightly recessed study area - the perfect place to unwind in after a hard day.

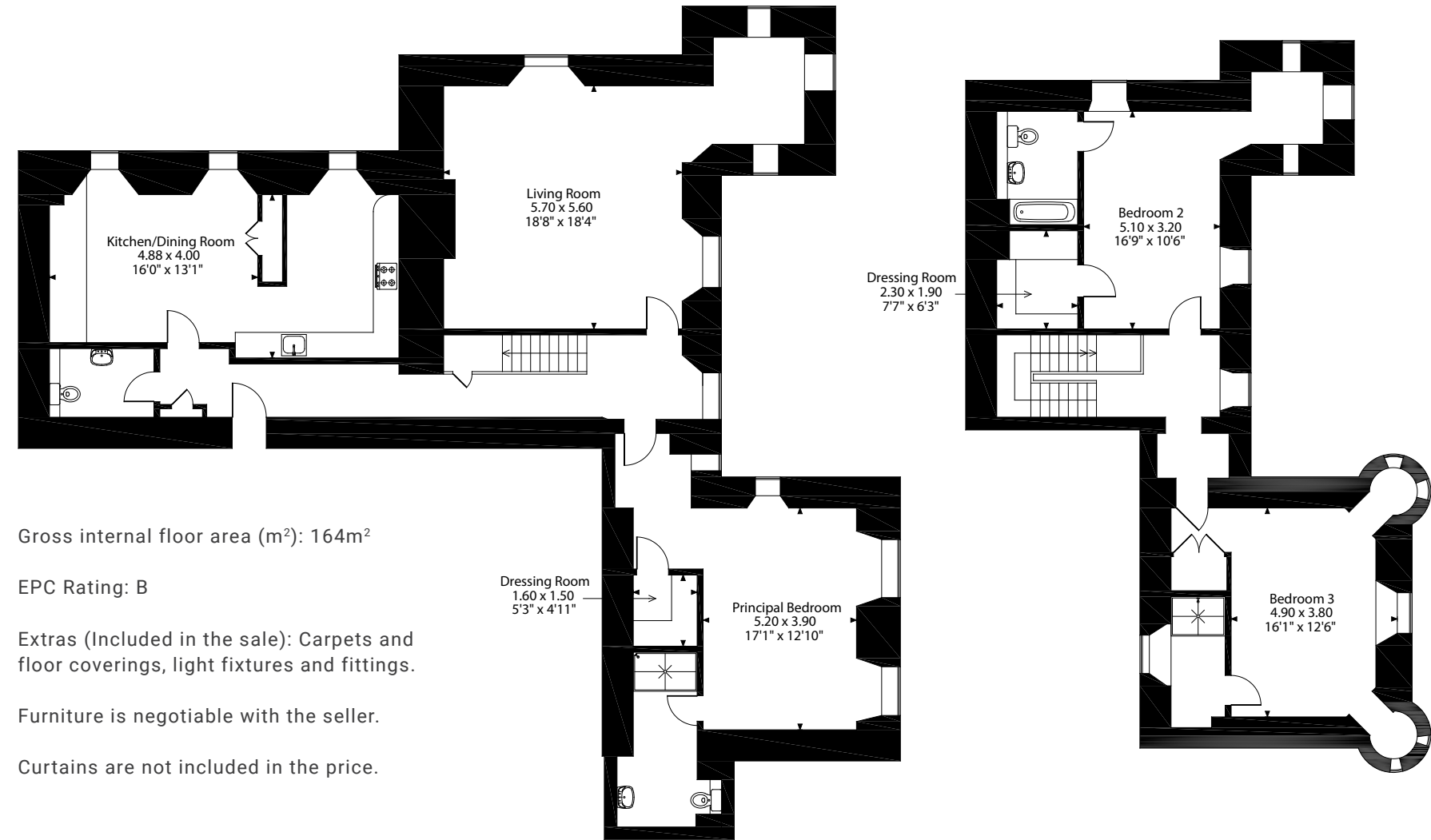


The aforementioned dining kitchen with large windows overlooking the estate policies is the ideal zone when entertaining. It is easy to imagine the evenings of fine dining this zone has played host to. The accommodation on the ground level is completed by the master bedroom which dual aspects, again overlooking the policies, as well as an impressive en suite shower room and a walk-in storage cupboard. A useful WC is also positioned on this level.

Journeying upstairs, the crisp and contemporary styling continues. You will discover two further double bedrooms, both of which boast en suite facilities, with bedroom 2 having an en suite bathroom as well as a walk-in dressing room and a further second study. Bedroom 3 also benefits from an en suite shower room as well as walk-in storage.

To the outside of the property, the policies can be enjoyed by all the residents and is ideal for dog walking or enjoying outdoor pursuits. There is private and allocated parking spaces, ample visitor parking, as well as a very useful communal bike, shed for additional storage.





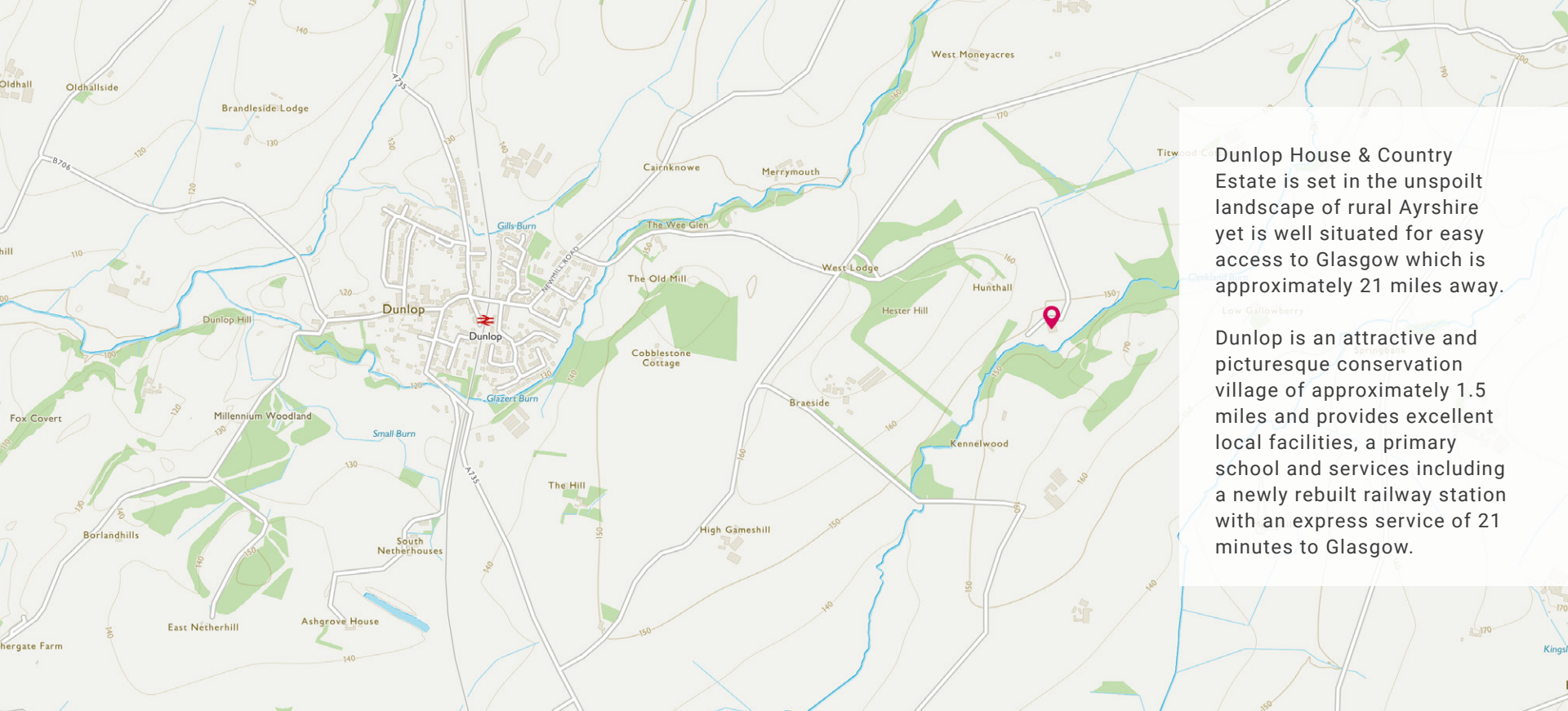
Gross internal floor area (m²): 164m²

EPC Rating: B

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.

Furniture is negotiable with the seller.

Curtains are not included in the price.



Dunlop House & Country Estate is set in the unspoilt landscape of rural Ayrshire yet is well situated for easy access to Glasgow which is approximately 21 miles away.

Dunlop is an attractive and picturesque conservation village of approximately 1.5 miles and provides excellent local facilities, a primary school and services including a newly rebuilt railway station with an express service of 21 minutes to Glasgow.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALAN SUTHERLAND
Designer