

Plot 1, The Eaglesham

FAIRVIEW ROWALLAN CASTLE, KILMAURS, KILMARNOCK, EAST AYRSHIRE, KA3 2LP

LBBT
SAVING
AVAILABLE



Within the exclusive Rowallan Castle Estate. The 'Eaglesham' house type will be erected on this superb frontline golf plot by the highly regarded Cherish Homes



01292 430 555



www.mcewanfraserlegal.co.uk

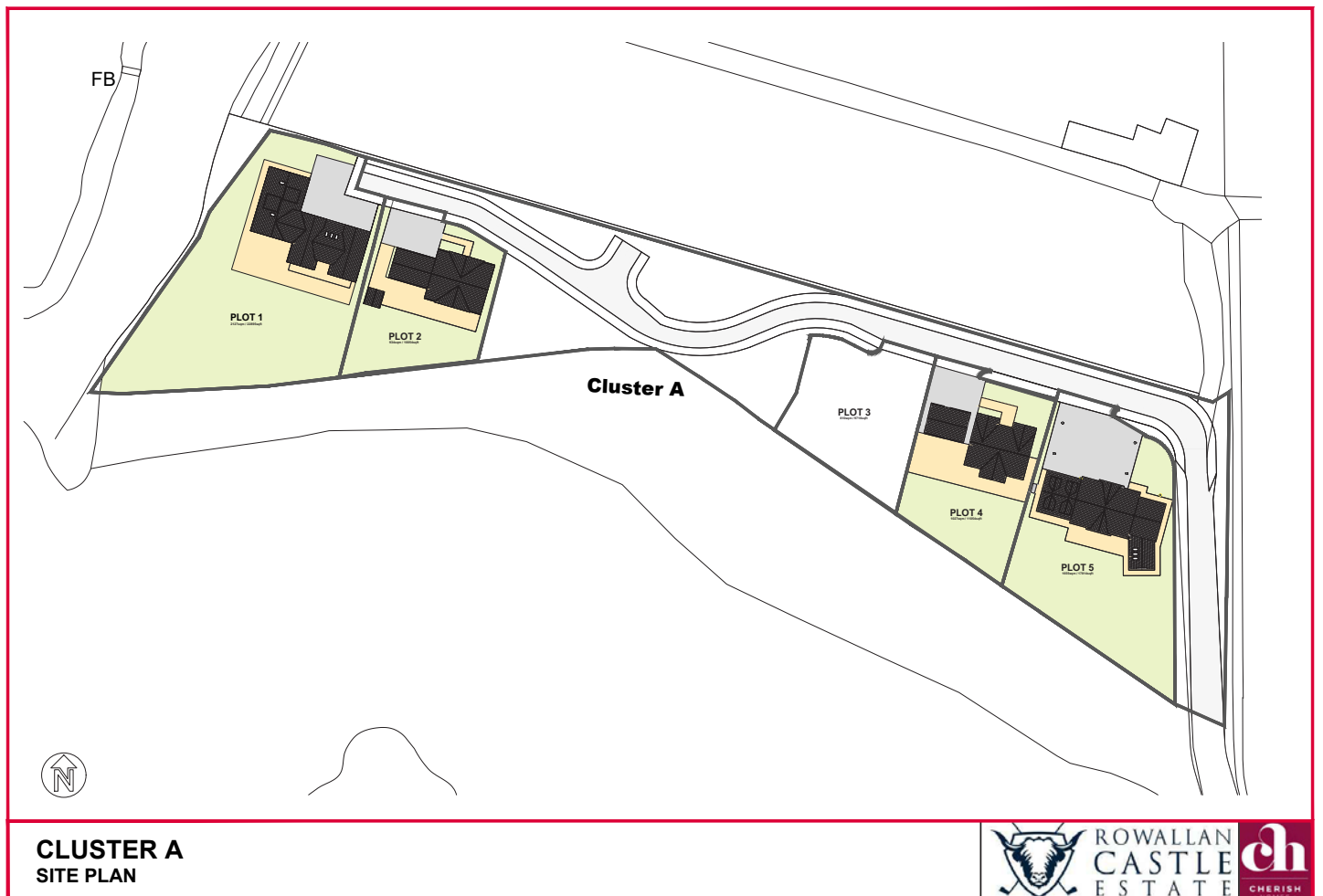


info@mcewanfraserlegal.co.uk



Outstanding saving on LBTT and a fantastic opportunity when you purchase Plot 1 within the exclusive Rowallan Castle Estate. The 'Eaglesham' house type will then be erected on this superb plot by the highly regarded Cherish Homes. The house sits on 0.55 acres and comprises 4,467 square feet.

THE PLOT



THE EAGLESHAM

Features include a large, roof-height glazed hallway entrance, a feature wooden staircase leading to a huge open-plan living/kitchen/dining area with outdoor access, separate snug, home office, utility room and larder with access to a 50m² adjoined double garage.

The first floor provides an enormous master bedroom with a large en-suite bathroom and walk-in wardrobe, a further 4 double bedrooms, each with an en-suite bathroom, and a large mezzanine level landing/seating area.

Planning granted for optional Orangery, installed by specialist supplier at additional cost.

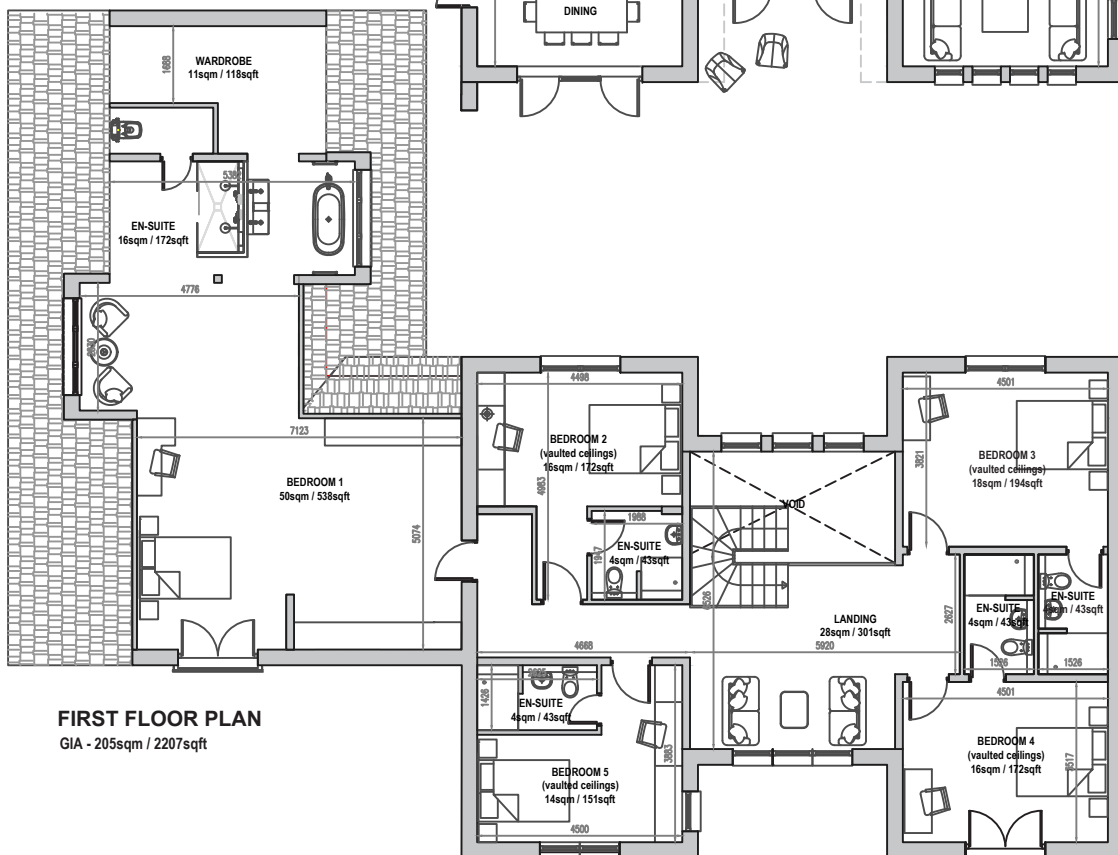
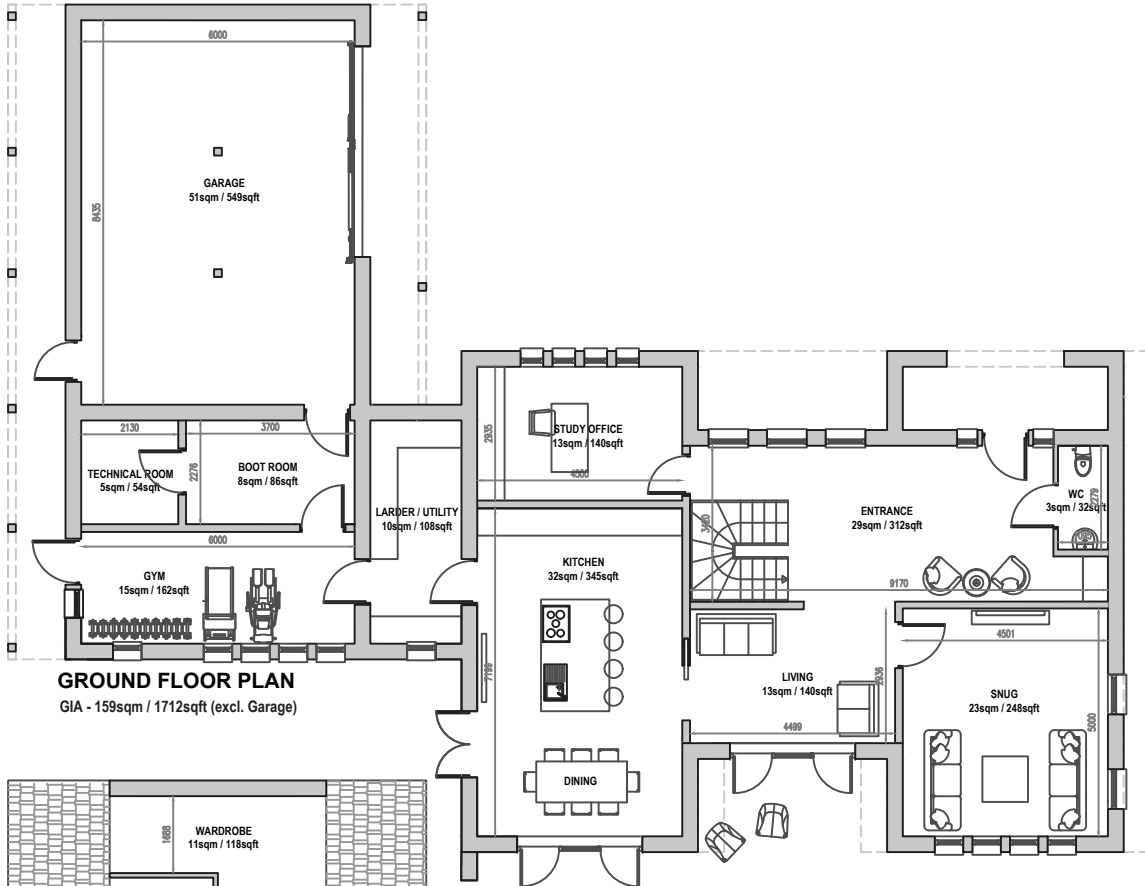
The homes are designed to be energy efficient and comfortable. Some of the features that make them stand out include triple glazing, highly insulated, air-source heat pump, underfloor heating and mechanical ventilation with heat recovery. These features guarantee a minimum B rated EPC certificate and ultra low energy bills for these homes.

**Once the plot is purchased, alternative house designs can be considered and quoted subject to planning permission.*



**Optional orangery, indicative only*

FLOOR PLAN



FV01 - EAGLESHAM
TOTAL GIA 364sqm / 3918sqft (excl. Garage)



**ROWALLAN
CASTLE
ESTATE**



THE LOCATION

Arriving at Rowallan Castle it's easy to see why the poetry and songs of Scotland's National Poet, wove such a fascinating trail through the Ayrshire countryside. This beautiful development has been exceptionally designed to create distinct residential clusters in the latest presentation of upmarket living brought to you by Cherish Homes. The lifestyle on offer here is of a quality that can only be achieved from dedicating an exceptional level of time and thought in to every detail. This careful and intimate planning has resulted in creating the most stunning development.





Rolling fields and abundant woodlands stretch as far as the eye can see, and each home is never too far away from natural rivers, ponds and streams with all the wildlife that they attract. Your home has been located around the outstanding Rowallan Castle golf course which has been designed by world renowned Scottish golfer Colin Montgomerie. Add to that the majestic presence of Rowallan Castle, an irreplaceable and precious property maintained by Historic Scotland and you really will sense that you are somewhere very special.

Rowallan Castle is situated 1.2 miles from the ever popular and charming conservation village of Kilmaurs - 21 miles South West of Glasgow. With its population of only approximately 3,000 and surrounded by its historic and stunning landscape, Kilmaurs is a rare jewel of a location and the perfect place to raise a family and find that elusive time to work and enjoy a bit of 'life' time, in an increasingly hectic world. The historic town of Kilmarnock with all its amenities, is a mere 10 minutes journey and has a superb 24 hour Tesco store. Great schooling is near at hand in Kilmaurs with a Primary school and Stewarton Academy is also easily accessible. The estate also lies approximately 13 miles from Newton Mearns on the south side of Glasgow where more good schooling is available.

A gated entry gives access to Rowallan Castle Estate, thereafter it easy to see why the poetry and songs of Scotland's National Poet, wove such a fascinating trail through the Ayrshire countryside. The lifestyle on offer here is of a quality that can only be achieved from dedicating an exceptional level of time and thought in to every detail.

If you have to leave home (although when you read the specification, you really won't want to), you are right on the doorstep of the M77 to take you to Glasgow in 20/30 minutes, and the rest of Scotland, or head west to miles and miles of sandy beaches and the vibrant towns on the Ayrshire coast.




McEwan Fraser Legal
 Solicitors & Estate Agents

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

**Part
 Exchange
 Available**



Text and description
DIANE KERR
 Area Manager



Layout graphics and design
ALLY CLARK
 Designer

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