

# Plot 76 Hillhead Heights

MAUCHLINE, EAST AYRSHIRE, KA5 5TT



*A STRIKING AND EYE-CATCHING  
FOUR BEDROOM DETACHED VILLA*



01292 430 555



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



# THE PROPERTY

Part Exchange OR other Incentives available. T&Cs apply. Plot 76 'The Highfield' is a strikingly spacious four-bedroom detached home built by the highly regarded Hayhill Developments. The house is formed over two levels with the bonus of an integrated garage that will make the ideal home for a growing family. A bright spacious home.





A welcoming hallway leads you into the lounge, which is flooded with natural light from the dual-aspect windows and offers a pleasant outlook over open space. The dining kitchen with bi-fold doors and German-designed kitchen from Creative Design, with a contemporary work surface, creating a contemporary finish. Access into the rear garden via the large bi-fold doors where you can invite outside in. It is easy to imagine the evenings of fine dining the dining area will play host to when entertaining friends and family. A useful WC and utility room complete the accommodation on this level.

"...Access into the rear garden via the large bi-fold doors where you can invite outside in..."







Journeying upstairs to the first floor, the contemporary styling continues. Here, you will discover four bright and airy well-proportioned bedrooms. The master bedroom boasts a stunning en-suite and an impressive Juliet balcony, whilst also being complemented with built-in wardrobes, creating excellent storage space. Wardrobes are optional in three of the other bedrooms. A spacious three-piece family bathroom suite, including a bath and separate shower. Perfect for a busy family.



**Ground Floor**

LOUNGE	2.99m x 5.22m
KITCHEN DINING	7.97m x 2.63m
UTILITY	1.70m x 1.09m
CLOAK	1.81m x 1.09m
GARAGE	2.53m x 4.86m

**First Floor**

BEDROOM 1	3.10m x 3.06m
EN-SUITE	2.40m x 1.90m
BEDROOM 2	4.19m x 2.81m
BEDROOM 3	3.68m x 2.81m
BEDROOM 4	2.60m x 2.86m
BATHROOM	2.60m x 2.10m



14

15





#### KEY PROPERTY FEATURES

- Detached home with Integrated Garage and private driveway
- Integral garage connected by utility
- Juliet balcony in the master bedroom
- Designer kitchens by Creative Designs
- All sanitaryware and custom tiling by Porcelanosa
- En-suite shower and wardrobes in master bedroom
- Flooring and finishing touch upgrade options available\* Subject to T&C's
- Decking and turf in rear garden included
- NHBC 10-year warranty



Externally to the front of the integrated garage, you have a private driveway providing off-road parking. To the rear of the property, you will find a fully enclosed garden with a 6 ft fence and gate, providing a safe environment for children and pets, a great spot to spend a summer's evening. This new home is built to the highest energy efficiency and has both dual control central heating and double glazing creating a warm, yet cost-effective way of living all year round.

## THE LOCATION

Mauchline is a village attractively located in the rolling East Ayrshire countryside, perfectly situated to allow village living while offering quick and easy access to Glasgow, Ayr and Kilmarnock making it an ideal location for commuting.



Glasgow city centre is less than 40 minutes by car, Ayr 12 miles and Kilmarnock 9.5 miles. The nearby railway station at Auchinleck has transport links to Glasgow Central and the South. Today the village is well served by agricultural, manufacturing, retail and wholesale endeavours. Mauchline Primary School is a short walk away whilst secondary education is available 5 miles away at Auchinleck Academy. The Robert Burns Academy in Cumnock is also an option and was opened in August 2020.

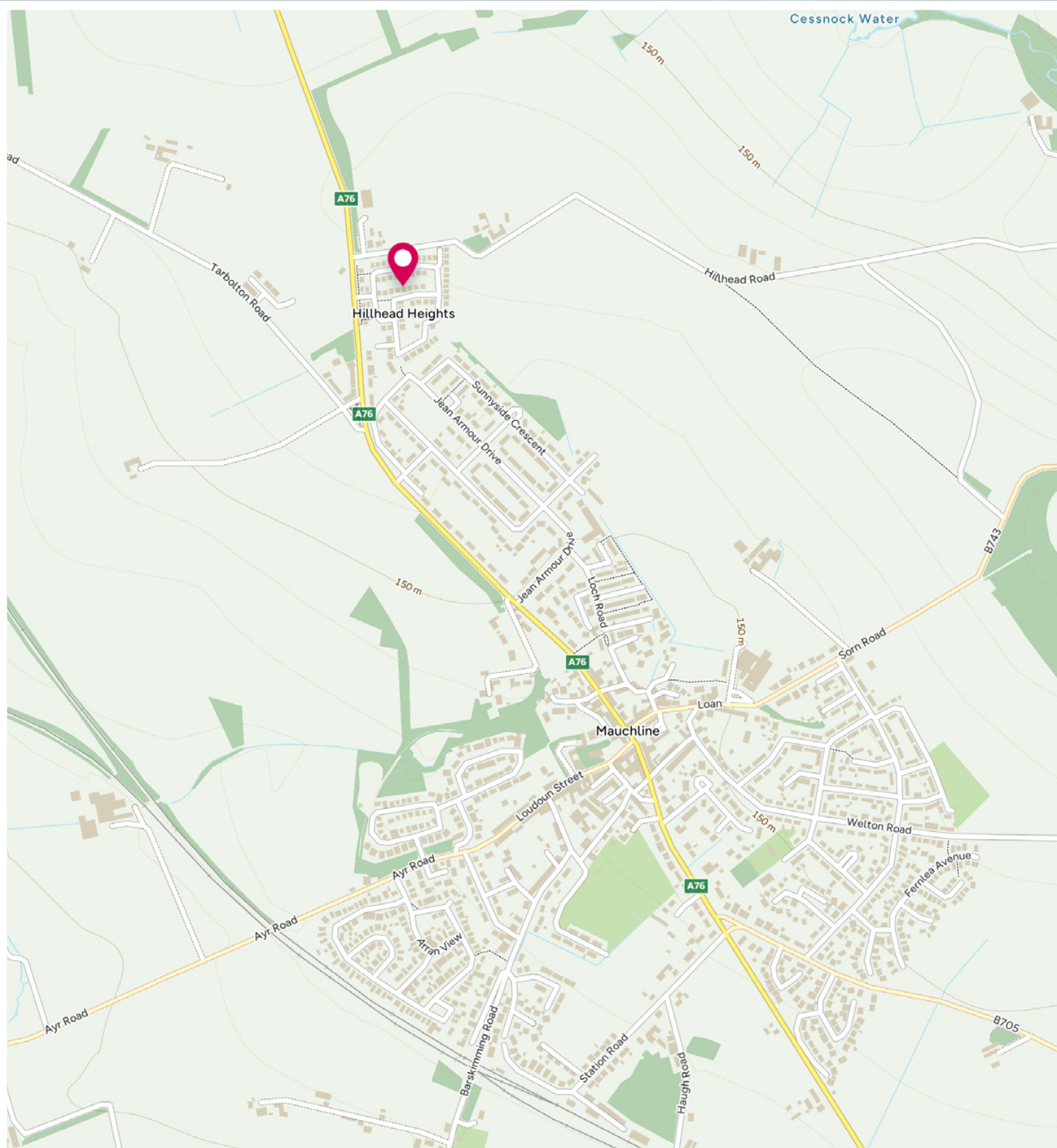


Image credit: <https://www.orchanceurveys.co.uk/omaps/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



THE SUNDAY TIMES  
THE TIMES



Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**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.