



*A wonderful four-bedroom detached house,  
tucked away in the hamlet of Auchentiber*



01292 430 555



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



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



We are delighted to bring to the market this wonderful four-bedroom, detached house, tucked away in the hamlet of Auchentiber. This popular pocket is surrounded by countryside with fabulous views and fantastic road links.

Having an eye for style and quality, the current owners, who designed and built 'Achbeg' have continued to maintain the property to the highest standards. This beautifully presented property enjoys a stunning location that sets a grand stage, a particularly picturesque example of contemporary living.

The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main porch entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

## THE LOUNGE



Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The formal lounge is pleasantly located to the front of the property and has a wealth of modern charm, and a real 'cosy' feel to it with the feature fire as its focal point - this room is the perfect place to unwind after a hard day!

# BEDROOM 4



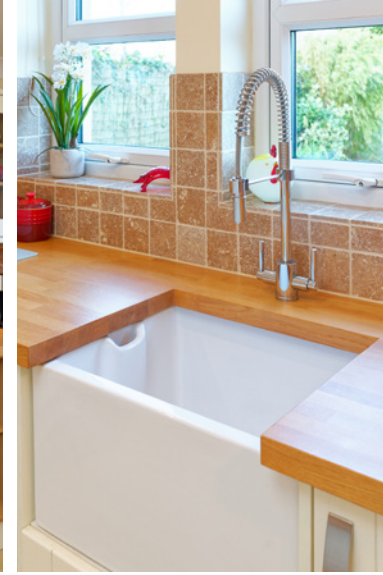
Another impressive room is the fourth bedroom, pleasantly located on the ground floor. The current owners have transformed this room into an office, for working from home arrangements.



The luxury dining kitchen has been professionally fitted to include a quality range and state-of-the-art floor and wall-mounted units with striking, solid worktops - it also offers quality fixtures and fittings and complimented with a host of 'Miele' integrated appliances - making this the ideal zone for an aspiring chef. This room is popular with all members of the family, it's easy to imagine the evenings of fine dining this zone has played host to. A set of doors from the kitchen opens onto the rear garden, where you can invite outside in. A useful utility room is just off the kitchen and the luxury downstairs shower room completes the accommodation on this level.

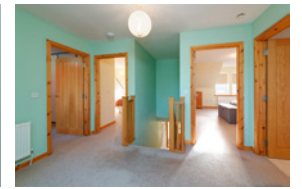
# THE KITCHEN/DINER & UTILITY





# THE SHOWER ROOM





The crisp and contemporary styling continues onto the first floor, where you will discover a large hallway that leads to a further three bedrooms, complemented with built-in wardrobes, with a tastefully decorated theme on bright and fresh layouts. The rooms offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. The stunning family bathroom suite with a free-standing bath, completes the impressive accommodation internally.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3



Externally, a driveway provides off-road parking for a number of vehicles to the front, and a detached garage thereafter. The summer house in the rear garden will be popular with all members of the family and the sheds will be perfect for storage. Generous grounds synonymous with the luxury inside complete this tranquil home. 'Achbeg' benefits from the sun from morning till night and many an evening will be spent in this zone enjoying the peace, quiet and stunning surroundings.

The property has an air source heat pump and double glazing, helping to ensure a warm, cost-effective living environment all year round.

# EXTERNALS



# THE SUMMER HOUSE

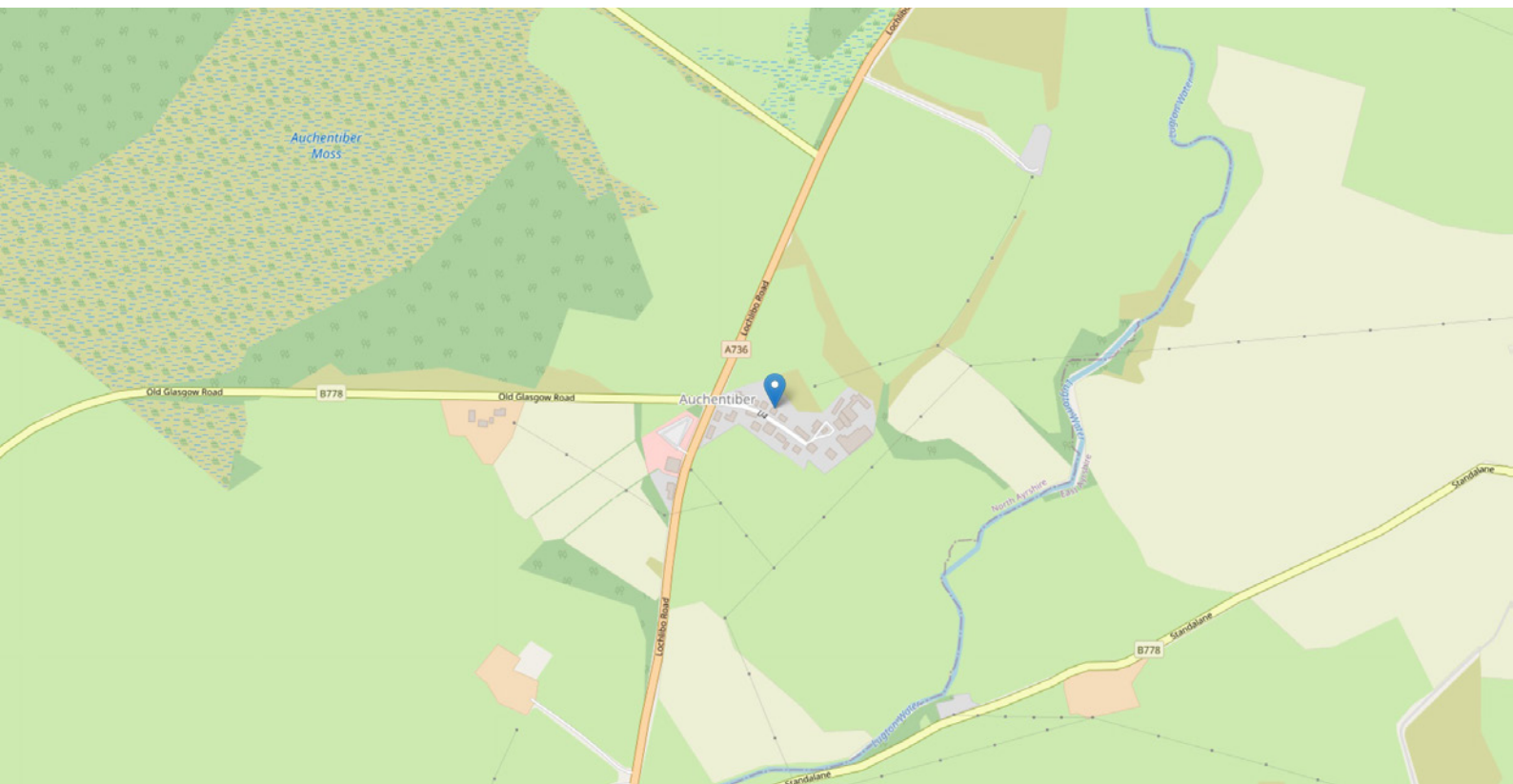


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 163m<sup>2</sup> | EPC Rating: C



# THE LOCATION

'Achbeg' is ideally situated in the small hamlet of Auchentiber. The property is surrounded by open farmland and has a peaceful rural location. Nearby towns such as Stewarton, Irvine, Kilwinning and Dalry provide an extensive range of local amenities including education, retail, entertainment and transport links. The property falls within the catchment area for Stewarton and various North Ayrshire schools.

The A736 provides good access to the M8, M77 and Glasgow to the north and there are main-line railway stations at Stewarton (4 miles), Kilwinning (5 miles), Dalry (6 miles) and Irvine (7 miles). Locally there are also the international airports of Prestwick (15 miles) and Glasgow (18 miles). Glasgow (22 miles) provides an excellent range of professional services, higher education, cultural and retail facilities.

The local area provides numerous sporting and leisure opportunities and proves to be popular with walkers and cyclists due to the extensive walking and riding trails.



  
**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)

Part  
Exchange  
Available



Text and description  
**DIANE KERR**  
Area Manager



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
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.