



**12 EVERGREEN ESTATE**  
COALHALL

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**6 | BEDROOMS**

**4 | BATHROOMS**

**2 | PUBLIC ROOMS**

An immediately impressive six bedroom modern detached villa set in around an acre of land with outstanding country views and occupying a quiet position within a child safe cul de sac.

This superb family home offers extensive accommodation of around 3000sq ft and would ideally suit the large family market or indeed those clients seeking a suitable property to accommodate extended family/guests.

The subjects enjoy superb views over rich Ayrshire countryside and enjoy a quiet position within the cul de sac. There is a double integral garage and car port as well as hard standing for multiple vehicles.

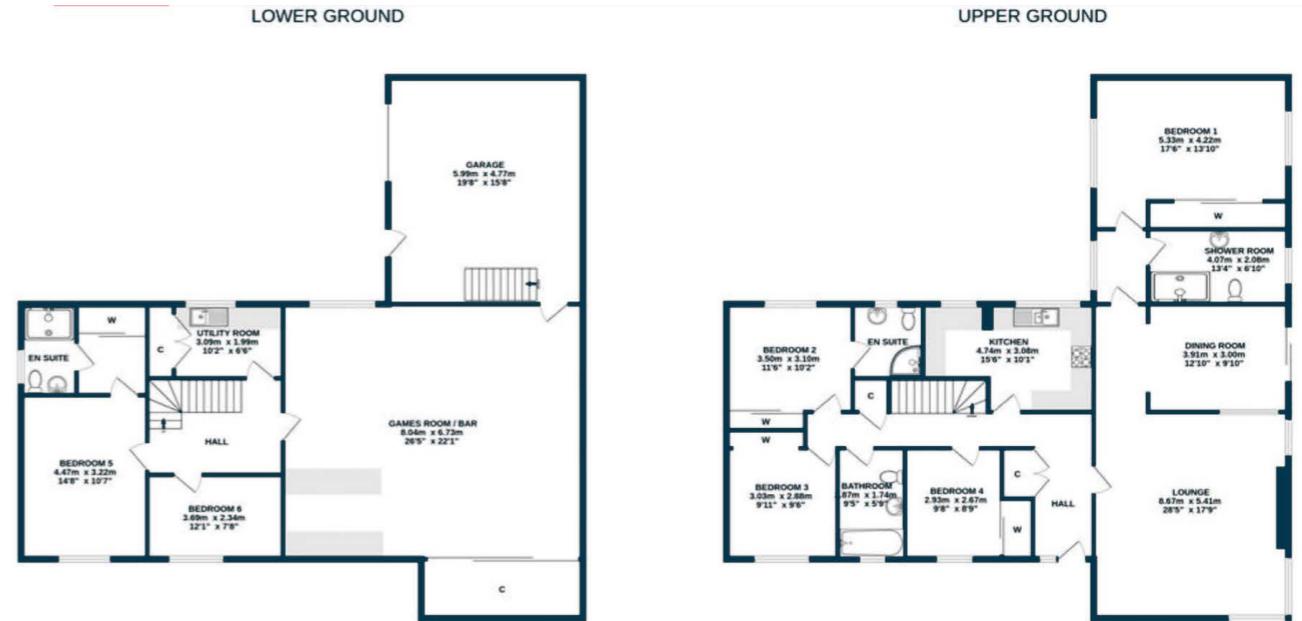
The accommodation is laid out across two levels and includes large reception hall, formal lounge, dining room with patio doors, modern fitted kitchen, large utility room, games room/bar, six bedrooms, (two en suite shower rooms) separate family bathroom, shower room.

Outside there are extensive landscaped gardens and a large paddock. There is a double integral garage and carport as well as hard standing for multiple vehicles.









Coalhall lies a short distance from the village of Coylton which has a wide range of local amenities. Ayr is approximately 6 miles and has a comprehensive range of retail and supermarket shopping, transport and recreational facilities.

Ayrshire is renowned for its championship golf courses at Royal Troon and the renowned five star Turnberry hotel, golf course and spa. Ayr Racecourse hosts the Scottish Grand National and has regular meetings throughout the year whilst both Ayr Rugby Club and Ayr Cricket Club are located in nearby Alloway.

**AY4995** | Sat Nav: 12 Evergreen Estate, Coalhall, KA6 6PQ

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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