



22 Foulpapple Road, Newmilns KA16 9LB
Offers Over £375,000





Superb opportunity to purchase this truly outstanding traditional detached property enjoying a stunning open aspect to the rear with open views across the Irvine valley.

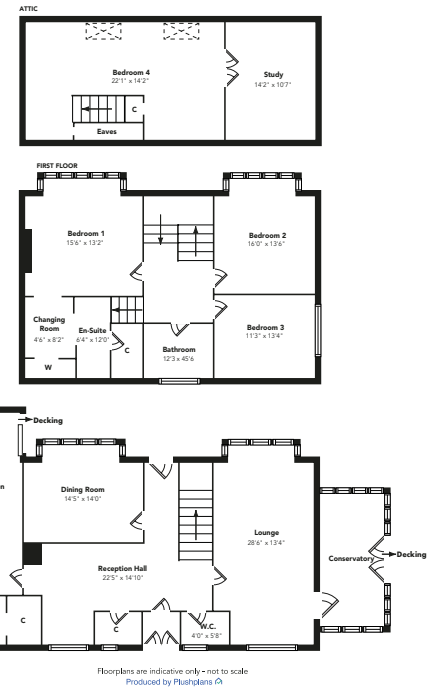
The property is a significantly large detached family home situated on a sizable plot with fabulous open aspects. The accommodation is provided over three levels. Access to the front is via double storm doors, leading into an entrance vestibule, which opens into a large L-shaped traditional reception hall with rear garden access and a deep recessed area with windows to the front. The lower level includes a large lounge with a box window formation and access to the impressive conservatory, which leads to a large decking area. The reception hallway also provides access to the dining room, again with box window formation, an impressive extended dining kitchen with an orangery providing natural light within the centre of the room, and a dining area to the rear that enjoys a fabulous outlook and access to the rear of the property. Additionally, this level features a utility room, cloakroom and superb storage.

The traditional staircase leads to the bright open upper landing, where there are three double bedrooms, including the master bedroom with en-suite and changing area. The property also features a large family bathroom and access to a bright converted attic area, which could serve as a fourth bedroom with a study.

The property benefits from features including high quality double glazing, gas central heating by way of two high efficiency condensing combination boilers and landscaped garden grounds to the front, side and to rear of the property. The gardens provide a variety of different areas with a garden room and storage. A large driveway to the front has two entrances and provides off street parking.

The property is located within the popular Ayrshire town of Newmilns situated within the Irvine Valley and approximately 10 minutes by car from Kilmarnock. There is a selection of shops found within Newmilns Main Street catering for all day to day requirements. More extensive shopping is available within Kilmarnock with many High Street names as well as excellent supermarket shopping. Schooling is available locally at primary level with secondary education available within the town of Galston at Loudoun Academy. Public transport facilities include regular bus services to Kilmarnock with frequent rail and bus travel available from Kilmarnock Town Centre. In addition for the motorist there are good road links connecting to the M77 and also the M74 via Stonehouse.

This is a truly impressive property that a schedule cannot do justice only by viewing can one fully appreciate the potential this property has.



DIMENSIONS

Lounge	28'6" x 13'4"
Reception Hall	22'5" x 14'10"
Dining Room	14'5" x 14'0"
Kitchen	30'6" x 10'6"
Utility Room	11'8" x 5'6"
Cloakroom	4'0" x 5'8"
First Floor	
Bedroom 1	15'6" x 13'2"
Changing Room	4'6" x 8'2"
En-Suite	6'4" x 12'0"
Bedroom 2	16'0" x 13'6"
Bedroom 3	11'3" x 13'4"

Upper Attic Area

Attic Room	22'1" x 14'2"
Study	14'2" x 10'7"

COUNCIL TAX

Band F

ENERGY RATING

D

INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

FEATURES

- Stunning setting
- Impressive accommodation with 9 feet ceilings on the lower floor
- Incredible large family home
- Fabulous large dining kitchen with an orangery
- High efficiency condensing combination boilers
- Four double bedrooms
- Fabulous public rooms with large conservatory.
- Viewing recommended



TRAVEL DIRECTIONS

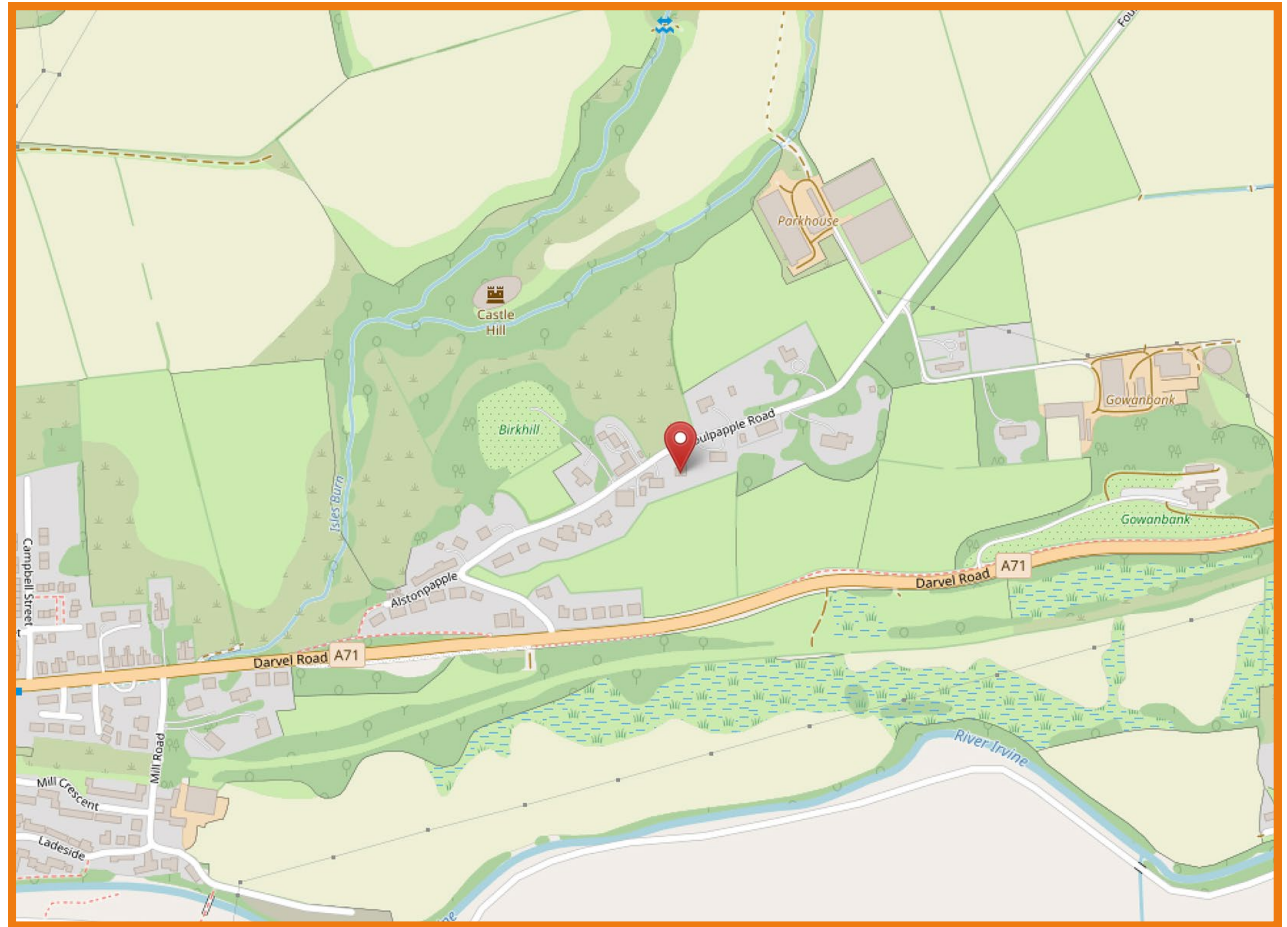
Travelling through Newmilns towards Darvel, turn left towards the end of the village into Alstonpapple then right into Foulpapple. The property is short distance along on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522137.

ENTRY DATE

By arrangement



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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