



**15 Arran View, Stewarton KA3 5EX**  
**Offers Over £270,000**





Fabulous opportunity to purchase this deceptively very spacious detached family home enjoying a lovely outlook and located within this much highly sought after residential area close to the centre of Stewarton.

A variety of local shops are found on the Main Street of Stewarton catering for all day to day requirements and to include a Sainsbury's Supermarket as well as an Aldi. The property lies within easy reach of the M77 Motorway and provides excellent commuting links to Ayr, Glasgow and the M8 Motorway. Public transport facilities within Stewarton are excellent and include both bus and rail services from the nearby Rail Station which offers a fast and efficient service to Glasgow City Centre. Schooling is found locally and both primary and secondary levels.

Located within a quiet residential setting this spacious property will appeal to a wide range of buyers. The home's current layout is spread across two levels, featuring a welcoming reception hall with stairs leading to the upper landing, a large bright spacious lounge with patio doors leading to the rear garden, and a well-proportioned kitchen including an extensive range of floor standing and wall mounted units, integrated oven, and hob. The kitchen has an adjacent utility room including floor and base units with Indesit washing machine and tumble dryer and door leading to the garden. A dining room with access to the rear gardens via sliding patio doors and two bedrooms to the front both benefiting from recessed wardrobe space. On the upper floor there are three additional bedrooms, two to either side and one with a super front facing large window formation, also on the upper level there is a cloakroom offering a two piece suite.

Externally the property has large gardens to the front and fully enclosed private to the rear. Also located within the rear garden is a fantastic detached garden room with French doors, which could serve as a studio, home office or gym.

Features of this property include off street parking with driveway to garage, excellent storage throughout, gas central heating and double glazing throughout.

The agents have no hesitation in strongly recommending early internal viewing to fully appreciate the potential this sizable home offers.

#### DIMENSIONS

|              |                |
|--------------|----------------|
| Lounge       | 24'10" x 12'1" |
| Kitchen      | 13'10" x 8'8"  |
| Utility room | 5'10" x 5'4"   |
| Dining Room  | 9'1" x 12'1"   |
| Garden room  | 14'8" x 8'3"   |
| Bathroom     | 8'8" x 6'5"    |
| Bedroom 1    | 12'5" x 11'0"  |
| Bedroom 2    | 10'5" x 9'9"   |
| Bedroom 3    | 12'2" x 12'11" |
| Bedroom 4    | 9'1" x 8'5"    |
| Bedroom 5    | 11'0" x 6'0"   |
| Cloak room   | 6'0" x 4'0"    |

#### ENERGY RATING

D

#### INCLUSIONS

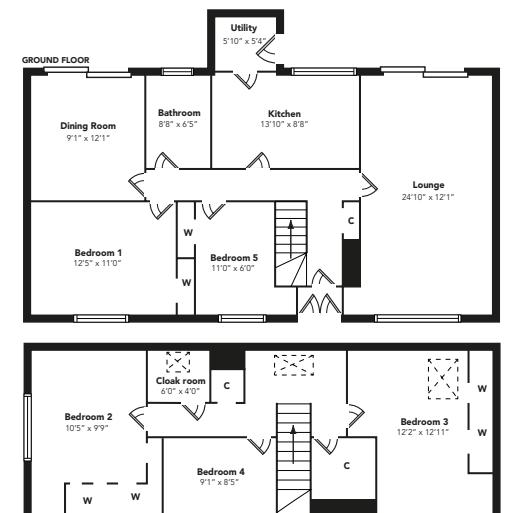
Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

#### FEATURES

Popular and sought after location within quiet setting.  
Two public rooms  
Five bedrooms  
Additional garden room  
Good sized gardens  
Easy access to M77  
Viewing essential to appreciate

#### COUNCIL TAX

Band F



Floorplans are indicative only - not to scale  
Produced by Plushplans



#### TRAVEL DIRECTIONS

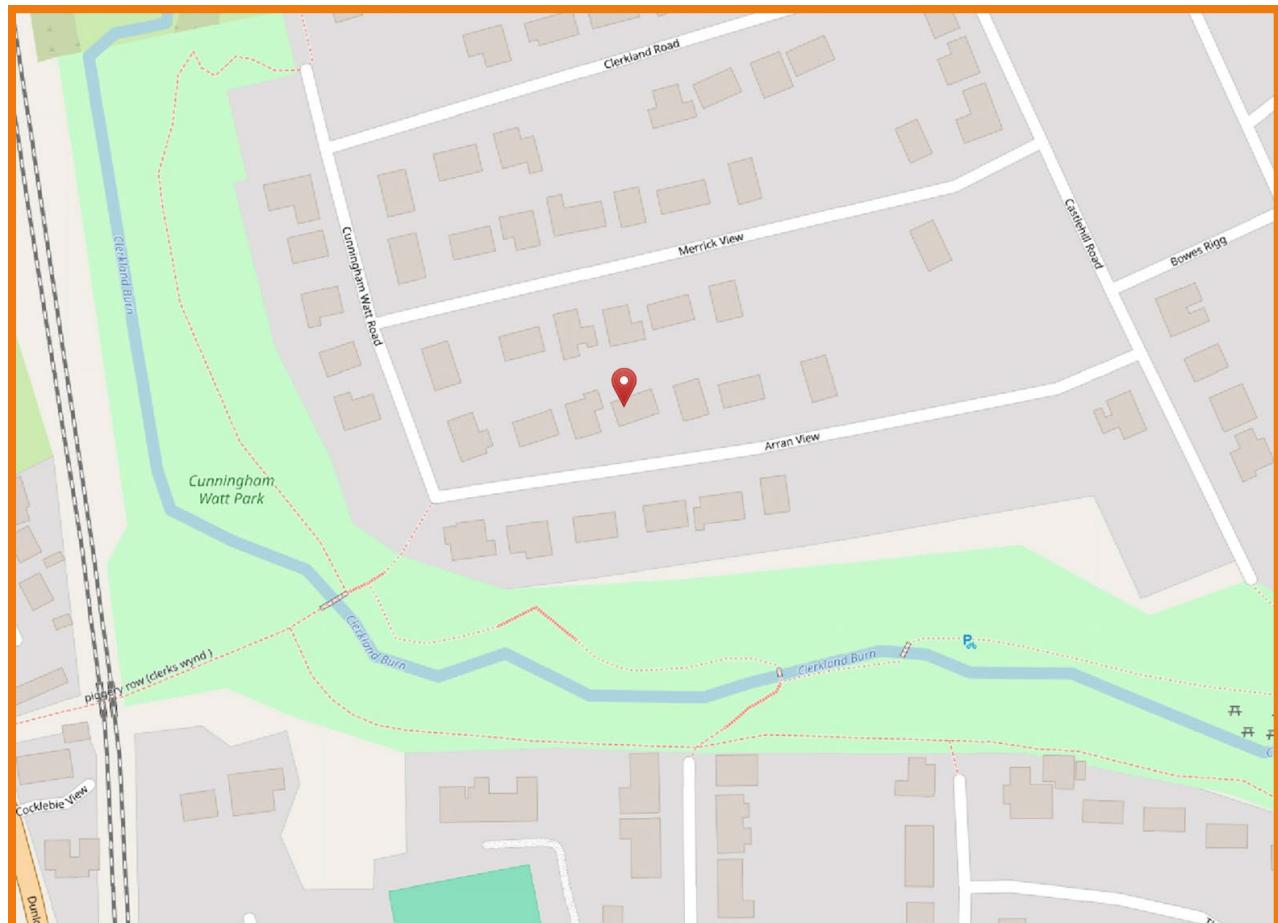
Travelling north along High Street, turn left before the Mill House into Bowes Rigg, continue Bowes Rigg taking the first turning on the left, at the T junction turn left into Castlehill Road then turn first right into Arran View. The property sits on the right hand side.

#### 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.