



Plot 2 Elm, Glenallan Grove

Coylton, Ayr , KA6 6JL

Fixed Price £250,000

**GREIG**  
*Residential*



# Elm, Glenallan Grove

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Greig Residential are delighted to present an excellent opportunity to secure a BRAND NEW sizeable three bedroom modern detached bungalow built by the reputable Viga Homes, located on the periphery of the vibrant village of Coylton. Boasting breathtaking, panoramic rolling countryside views within a thriving rural community close to the charming seaside towns of Ayr and Prestwick. 'The Elm' bungalows are internally finished with high specification fixtures and fittings throughout, contemporary open plan living area and sizeable gardens which come landscaped as standard also.





### Hallway

With access via the anthracite grey entrance door, the welcoming hallway allows door access to lounge, three double bedrooms and bathroom offering fresh neutral decor and practical storage cupboard.

### Lounge

4.18m x 4.48m (13' 9" x 14' 8") With glazed door access from hallway and boasting contemporary open plan layout to kitchen, the formal lounge/dining room is a stunning, main apartment offering plentiful space for freestanding furniture, complete with TV point, USB charger socket, double glazed window to the rear and modern Fitted UPVC patio doors leading out to the landscaped rear gardens.

### Kitchen/Diner

3.5m x 5.37m (11' 6" x 17' 7") Symphony designed luxury fully fitted kitchen is complete with integrated appliances including touch control four zone induction hob, oven and illuminated extractor hood. Laminate worktops and upstands with one and a half stainless steel bowl sink with tap, unit space for washing machine, practical USB charger socket, LED downlights and neutral decor. Open plan layout to dining/lounge and double glazed window to the side.

### Master Bedroom

3.50m x 3.00m (11' 6" x 9' 10") The master bedroom is a sizeable double with access to en suite, double fitted wardrobe with sliding mirrored door access, hanging rail and shelf storage, TV point and USB charger socket. Front facing with a double glazed window.

### Master En-Suite

1.40m x 2.80m (4' 7" x 9' 2") Three piece master en suite shower room complete with wash hand basin, wc and walk-in shower area with gas powered shower with wet wall finish around cubicle. Choice of splashback tiling behind sanitaryware, low energy LED downlights and double glazed window to the side.

### Bedroom Two & Three

Bedroom Two - 2.90m x 3.74m (9' 6" x 12' 3"), Bedroom Three - 2.98m x 3.675m (9' 9" x 12' 1") Two double bedrooms with bedroom two side facing and bedroom three front facing, both offering double fitted wardrobes with sliding door access, shelf and hanging rail. TV point and neutral decor.

### Family Bathroom

2.100m x 2.00m (6' 11" x 6' 7") comprising of vanity sink with splashback tiling, wc and bath with wet wall finish and electric overbath shower. Shaver point, chrome finished heated towel rail and LED downlights.

### Externally

Positioned on a sizeable plot, The Elm offers private front and rear garden grounds with private paved driveway for two vehicles. The sizeable rear gardens are fully landscaped and enclosed by 6ft timber fencing with side gate access. External space also complemented by outdoor tap, doorbell, double electrical socket, front or rear sensor lights.

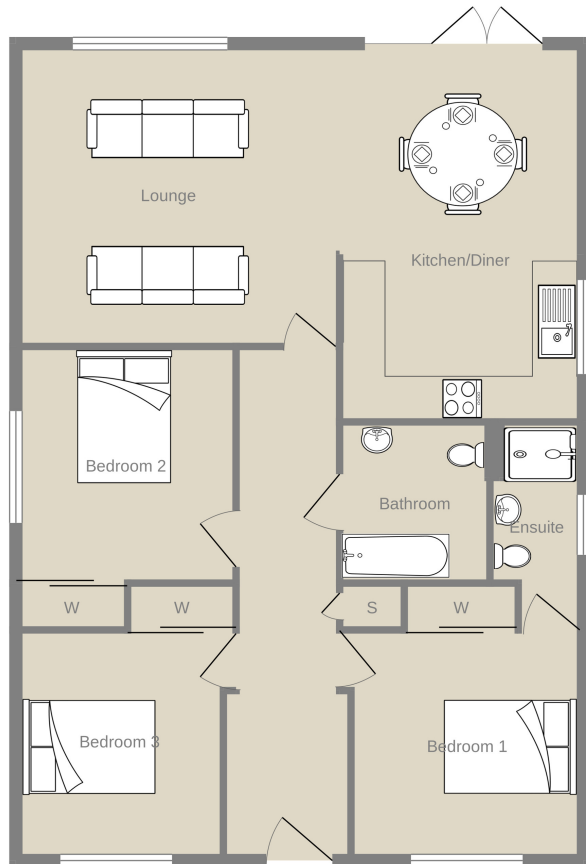
### Locality

This impressive development is located on the periphery of the vibrant village of Coylton, South Ayrshire. Perfectly positioned with idyllic views of the rolling Ayrshire countryside providing a tranquil retreat whilst maintaining ease of access to local amenities and schooling within this thriving rural community. Coylton is situated close to the charming seaside towns of Ayr and Prestwick which offer further attractions, amenities and transport links.

### Disclaimer

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Ground Floor



Elm

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