



Tawthorn Smithy

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Offers Over £199,995

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Residential



Tawthorn Smithy

Kilmarnock, KA3 6HU

Immerse yourself within the rolling Ayrshire countryside by considering Tawthorn Smithy, this characterful three apartment semi detached villa is the epitome of the perfect countryside retreat. Boasting a flexible one plan lounge, kitchen and dining room with two further flexible apartments, en-suite and bathroom, this property further benefits from a large detached outhouse perfect for working from home or hobby space. The former Smiddy has been lovingly maintained by the current owner offering neutral decor and modern fixtures and fitting whilst retaining and preserving unique original features throughout. Positioned on an extensive plot with well maintained mature gardens and ample off street parking. Set on the periphery of the rural village of Moscow and within a short distance to Kilmarnock providing ease of access to all local amenities, schooling and direct transport links via the M77 to Ayr and Glasgow, this is sure to impress even the most discerning of buyers.





Hallway

3.19m x 2.00m (10' 6" x 6' 7") Access is provided via an outer double glazed UPVC door to the welcoming rear hallway boasting crisp white decor, ample space for storage/cloaks and tiled flooring. The rear hallway gives access to the open plan lounge/kitchen/diner and bathroom.

Lounge/Diner/Kitchen

11.20m x 4.94m (36' 9" x 16' 2") Impressive open plan apartment offering soft neutral decor, original coal fire place point of the room, plentiful space for free standing furniture and dining table and chairs, a selection of original tiled flooring and laminate flooring and three double glazed window to the front.

The kitchen is complete with stylish navy shaker style wall and base units providing ample storage units with complimentary stone effect work surface, integrated oven, gas hob and hood, fridge and two freezers, plumbing and space for washing machine, stainless steel sink and drainer, neutral decor, original feature ceiling beams, tiled splash back and laminate flooring.

Bedroom

3.00m x 4.32m (9' 10" x 14' 2") Superb double bedroom offering contemporary decor, fitted wardrobes laminate flooring, two double glazed windows to the rear and access to en-suite facilities.

En-suite

3.14m x 1.93m (10' 4" x 6' 4") Practical en-suite comprising of a wash hand basin, wc, shower cubicle with electric shower, neutral decor, ceiling spotlights, laminate flooring and a double glazed velux to the rear.

Bathroom

2.54m x 2.25m (8' 4" x 7' 5") Modern three piece bathroom comprising of a wash hand basin, wc, free standing bath with mixer taps, heated towel rail, ceiling spotlights, vanity mirror, contemporary tiling to walls and flooring and a double glazed opaque window to the rear.

Second Apartment

8.55m x 4.93m (28' 1" x 16' 2") Completing the accommodation is a large flexible apartment formerly utilised as a smiddy and studio, this characterful second apartment is complete with neutral decor, open vaulted ceiling with original feature open ceiling beams, feature smiddy flue, plentiful space, practical walk in storage cupboard, hardwood oak flooring and two double glazed windows to the front.

Outhouse

5.45m x 4.04m (17' 11" x 13' 3") Substantial detached outhouse with secure entrance door boasting neutral decor, log burner, additional work surface with sink and drainer, laminate flooring and two double glazed windows to the side.

Externally

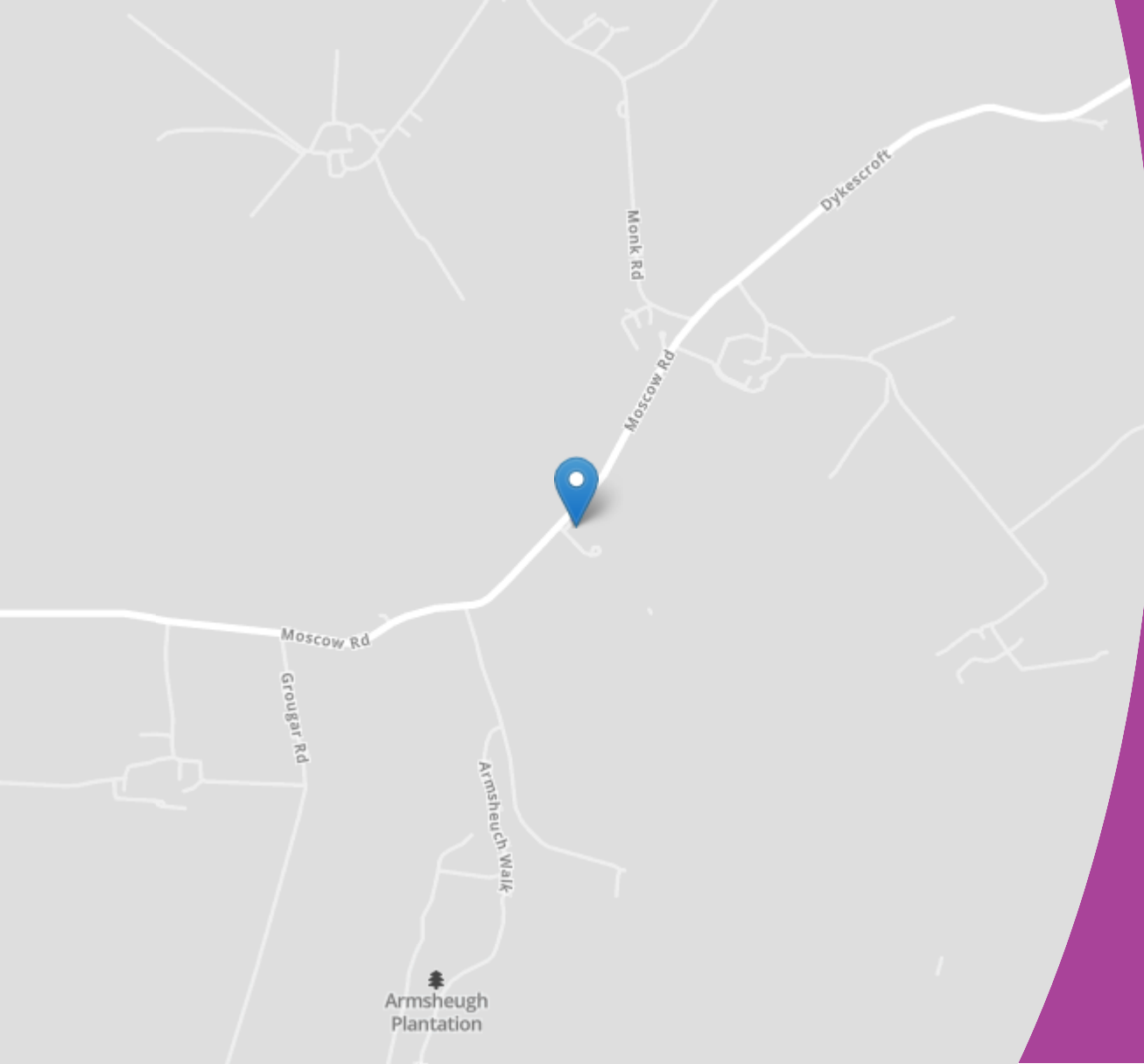
Set on a substantial plot with extensive private gardens and chipped driveway to the front allowing for ample off street parking. The expansive gardens offer the perfect rural retreat set with uninterrupted views of the rolling Ayrshire countryside offering a large well manicured lawn area, mature shrubbery, water feature and paved patio perfect for al fresco dining and entertaining.

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