



Plot 4 Plot 4, Willow, The Sidings, Barrhill Terrace

Cumnock

East Ayrshire, KA18 1PT

Fixed Price £265,000

**GREIG**  
*Residential*





# Plot 4, Willow, The Sidings, Barrhill Terrace

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Proudly presenting to the market The Willow, a brand new, exquisite three bedroom detached bungalow built by the reputable Viga Homes within an exclusive development on the periphery of Cumnock. The Sidings boast four signature house types forming a stunning collection of seventeen opulent family homes which have been carefully designed with reference to the previous use of the land combining the elegance of traditional red sandstone with modern white render to blend in with the idyllic countryside surroundings. Positioned in a sizeable plot, the willow offers an abundant all on the level floor plan with contemporary open plan layout and further benefits from ample off street parking and private fully enclosed landscaped gardens. Built to a superior standard, with high specification finishes throughout, Viga Homes have considered even the smallest of details blending charm with modern convenience to suit every need, this is sure to impress even the most discerning of buyers.



## Site Layout

- ASPEN Plots 3, 5, 7, and 12
- SYCAMORE Plots 1, 2, 8, 9, 10, 11, and 13
- CEDAR Plots 6, 14, 15, 16, and 17
- WILLOW Plot 4



### Hallway

Welcoming 'L' shaped entrance hallway allowing door access to lounge, three double bedrooms and bathroom offering fresh neutral decor and practical storage cupboard.

### Lounge/Diner

25' 1" x 10' 4" (7.65m x 3.15m) Generously proportioned main apartment offering an impressive open plan layout to the kitchen, plentiful space for freestanding furniture, deep moulded skirtings and matching architraves, interior woodwork complete with a white satin finish and chrome hardware, a TV point and USB charger socket, a large double glazed window to the rear and double glazed French doors leading to the garden.

### Kitchen

9' 4" x 11' 5" (2.84m x 3.48m) Modern fully fitted kitchen complete with integrated appliances including four zone induction hob, oven and illuminated extractor, plumbing and space for a washing machine, one and a half bowl sink with tap, contemporary LED down lighting, practical USB charger socket.

### Bedroom One

13' 2" x 9' 8" (4.01m x 2.95m) 13' 2" x 9' 8" (4.01m x 2.95m) 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. Rear facing with a double glazed window to the front.

### En-suite

4' 6" x 7' 2" (1.37m x 2.18m) Three piece master en suite shower room complete with vanity sink with splashback tiling, wc and walk in shower area with rain head shower, wet wall finish around cubicle and chrome heated towel rail.

### Bedroom Two

12' 3" x 9' 8" (3.73m x 2.95m) A generous double bedroom offering neutral decor, double fitted wardrobes with sliding door access offering hanging and shelved storage, TV point, and a double glazed window to the side.

### Bedroom Three

11' 5" x 9' 8" (3.48m x 2.95m) Bedroom three is a spacious double bedroom offering neutral decor, double fitted wardrobes with sliding door access offering hanging and shelved storage, TV point, and a double glazed window to the front.

### Bathroom

6' 6" x 7' 2" (1.98m x 2.18m) Completing the internal accommodation is the three piece family bathroom comprising of vanity sink with splashback tiling, wc and bath with wet wall finish and electric overhead shower, chrome towel rail and shaver point.

### Externally

Positioned on a generous plot, The Willow offers private front and rear garden grounds with private paved driveway for two vehicles. The gardens are landscaped with a generous patio area levelled to natural contours, 6ft fence around rear garden and a side gate. External space also complemented by outdoor tap, doorbell, double electrical socket, front and rear sensor lights. The rear gardens offers a degree of privacy with green open space immediately to the rear and breath taking open outlooks.

### Security and Safety

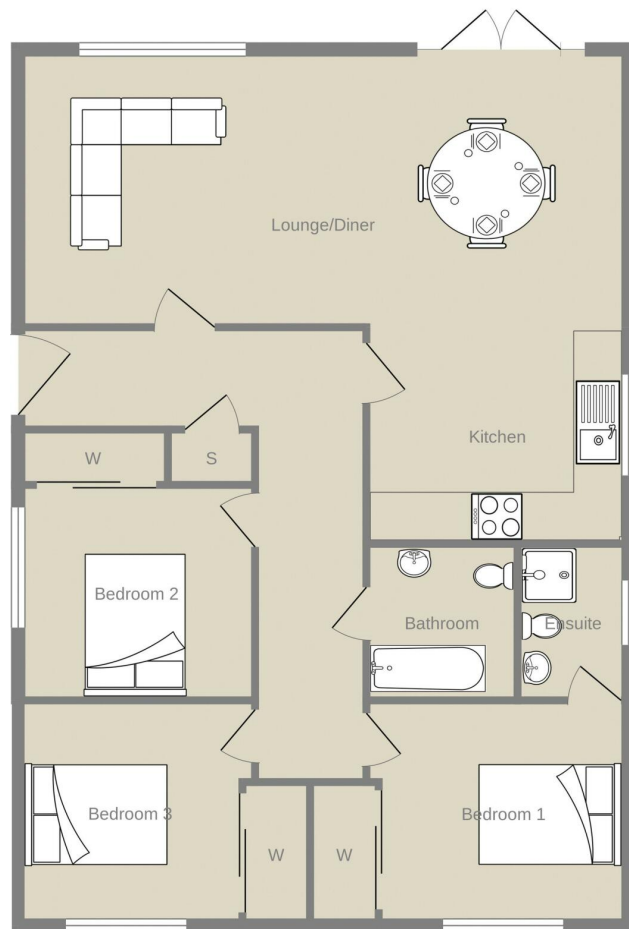
Sensored security lighting to front or rear elevations.  
Low level entry.  
Mains linked smoke detectors.  
Lockable windows.  
CO2 Alarm installed in the master bedroom and 1-3 meters from the boiler.

### Locality

The development is located on the periphery of the historic market town of Cumnock surrounded by Ayrshire countryside. The town is well connected and offers a range of amenities including independent local shops, cafes and restaurants with excellent transport links to further afield.

### Disclaimer

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Willow

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# GREIG

*Residential*

Greig Residential  
18 Henrietta Street, East Ayrshire  
KA4 8HQ  
01563 501350  
[info@greigresidential.co.uk](mailto:info@greigresidential.co.uk)