



Plots 1 & 11 Rowan, Glenallan Grove

Coylton, Ayr , KA6 6JL

Fixed Price £350,000

GREIG
Residential



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Greig Residential are delighted to present an excellent opportunity to secure this BRAND NEW sizeable four bedroom modern detached villa built by the reputable Viga Homes, positioned on an impressive plot 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 Rowan' is internally finished with high specification fixtures and fittings throughout, flexible living space over two levels and sizeable gardens which come landscaped as standard also.





Hallway

Welcoming entrance hallway offering fresh white decor with deep moulded skirtings and matching architraves throughout, contemporary white internal doors with stylish chrome fittings, under stairs storage and two further practical storage cupboards. The hallway provides access to the formal lounge, kitchen, fourth bedroom and a contemporary white staircase leads to the upper level

Lounge

4.8m x 4.0m (15' 9" x 13' 1") The generously proportioned main apartment is front facing with a double glazed window, TV point, USB charger socket and plentiful space for freestanding furniture.

Kitchen

7.9m x 3.8m (25' 11" x 12' 6") Symphony designed luxury fully fitted kitchen complete with ample wall and base storage units with complementary laminate worktop, integrated appliances including four zone induction hob, oven, illuminated extractor hood, fridge/freezer and dishwasher, one and a half stainless steel bowl sink with tap, fresh white decor throughout, low energy LED downlights and practical USB charger socket. Boasting a contemporary open plan layout to dining/sitting area allowing an additional living area with modern Bi-fold doors leading out to the landscaped rear gardens and door access to utility room.

Utility

2.9m x 2.0m (9' 6" x 6' 7") Practical, separate utility room boasting additional Symphony designed fitted units with stainless steel bowl sink and tap, plumbing and space for washing machine and dryer. The utility room houses an energy efficient combi boiler with smart meter installed for management of energy usage. Door access is given to the kitchen and shower room, door leading out into the landscaped rear gardens.

Shower Room

2.9m x 1.9m (9' 6" x 6' 3") Conveniently located on the ground is the easily accessible three-piece shower room complete with modern white vanity unit with wash hand basin and a choice of tiled splashback, wc and walk in shower area with gas powered rain head shower and wet wall finish, chrome towel rail, fitted electric shaver socket and side facing double glazed window. Dual access via utility room and bedroom four, lending itself as en suite facilities to the fourth bedroom if required.

Bedroom Four

3.7m x 3.7m (12' 2" x 12' 2") Practically located on the ground floor, bedroom four is a flexible apartment and could be utilised as a family/sitting room also. Front facing with a double glazed window, door access to hallway and shower room.

Master Bedroom

4.54m x 5.01m (14' 11" x 16' 5") On the upper level, the master bedroom is a generous sized 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

2.6m x 2.0m (8' 6" x 6' 7") Three piece master en suite shower room complete with modern white vanity sink with splashback tiling, wc and walk in shower area with gas rain head shower and wet wall finish around cubicle. Chrome towel rail and shaver point, double glazed Velux window.

Bedroom Two and Three

Bedroom Two - 3.72m x 4.02m (12' 2" x 13' 2"); Bedroom Three - 4.03m x 3.52m (13' 3" x 11' 7") Two double bedrooms with dormer windows one to the front and one to rear, both offering double fitted wardrobes with sliding door access, shelf and hanging rail and TV point.

Bathroom

2.6m x 2.0m (8' 6" x 6' 7") 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 gas powered overhead rain shower. Chrome towel rail, shaver point and double glazed Velux window.

Externally

Positioned on a sizeable plot, The Rowan offers private front and rear garden grounds with private paved driveway providing ample off street parking. The rear gardens are landscaped with slabbed patio area and planting, 6ft fence around rear garden and a side gate. External space also complemented by outdoor tap, doorbell, double electrical socket, sensored lighting to front or rear elevation.

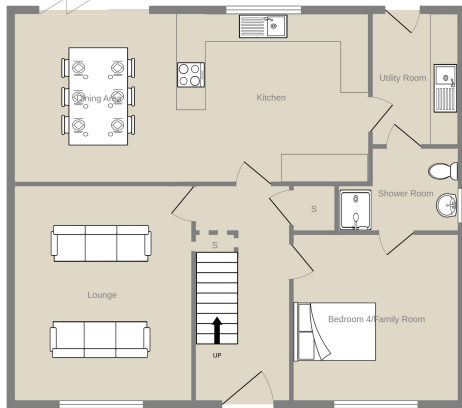
Locality

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.

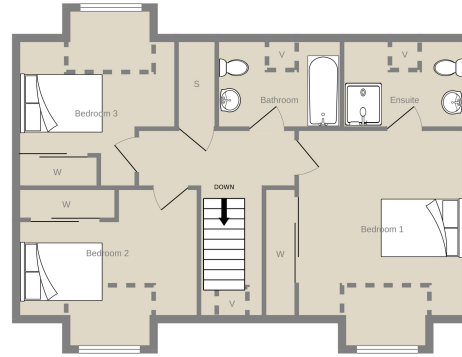
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Ground Floor



1st Floor



Rowan Plot 1

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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