



# 31 Nursery Square

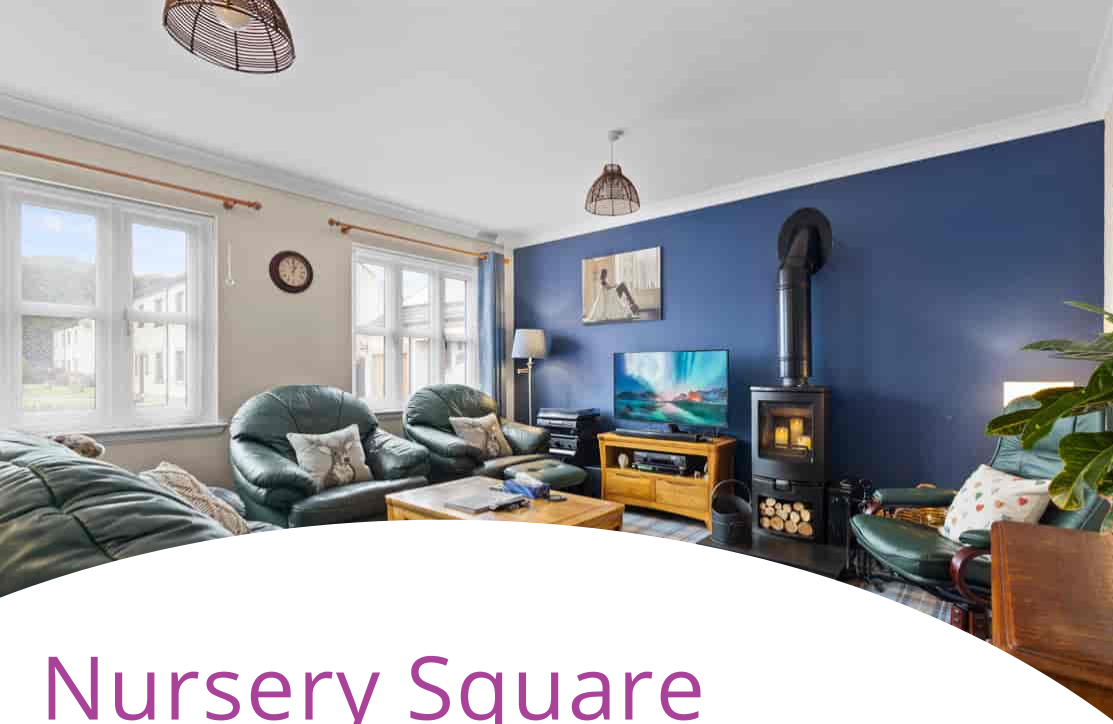
Minishant

Maybole, KA19 8AJ

P.O.A.

**GREIG**  
*Residential*





# Nursery Square

Minishant, Maybole, KA19 8AJ

Situated in the charming village of Minishant, Ayrshire, this exceptional five apartment detached villa forms part of an exclusive modern development. Designed with contemporary family living in mind, the property boasts a generous and versatile layout across two levels, enhanced by stylish décor and high-quality finishes throughout.

The home is further complemented by beautifully landscaped gardens, ample off street parking, and an integrated garage. Minishant itself provides a range of local amenities, schooling, and convenient transport links, while the neighbouring areas of Alloway and Ayr are just a short drive away. Offering the ideal balance of village tranquillity and modern convenience, this outstanding villa is certain to impress even the most discerning of buyers.





#### Hallway

1.88m x 3.58m (6' 2" x 11' 9") Access is given to a welcoming entrance hallway boasting neutral decor, ceiling coving, practical storage cupboard and laminate flooring. The hallway gives access to the lounge, WC and carpeted staircase to the upper level.

#### Living Room

4.48m x 4.30m (14' 8" x 14' 1") Generously proportioned main apartment offering stylish contemporary decor, feature dual fuel burner, plentiful space for free standing furniture, ceiling coving, fitted carpet and two double glazed windows to the front.

#### Dining Room

2.64m x 3.28m (8' 8" x 10' 9") Spacious second apartment, currently utilised as a dining room boasting modern decor, ceiling coving, fitted carpet and double glazed French doors overlooking and providing access to the rear garden.

#### Kitchen

2.57m x 3.28m (8' 5" x 10' 9") Fully fitted modern kitchen complete with ample wall and base storage units, integrated oven, induction hob, integrated dish washer, composite sink and drainer, modern decor, laminate flooring, a double glazed window to the rear and access to utility room

#### Utility

1.91m x 1.67m (6' 3" x 5' 6") Practical utility offering additional storage units, plumbing and space for a washing machine and tumble drier, neutral decor, laminate flooring and a door leading to the rear garden.

#### WC

1.91m x 1.51m (6' 3" x 4' 11") Conveniently located on the lower level the wc/cloaks comprises of a wash hand basin with vanity storage, wc, modern decor and laminate flooring.

#### Master Bedroom

4.48m x 3.33m (14' 8" x 10' 11") The master bedroom is a generous double boasting stylish decor, double fitted wardrobes, fitted carpet, two double glazed windows to the front and access to en-suite facilities.

#### En-suite

2.74m x 1.72m (9' 0" x 5' 8") Stylish en-suite comprising of a wash hand basin with vanity storage, wc, shower cubicle with mains shower, led mirror, heated towel rail, modern decor, wet wall finish around shower, vinyl flooring and a double glazed window to the front.

#### Bedroom two

2.62m x 3.52m (8' 7" x 11' 7") A spacious double bedroom with modern decor, fitted wardrobe, fitted carpet and a double glazed window to the rear.

#### Bedroom three

2.45m x 3.28m (8' 0" x 10' 9") Bedroom three is a spacious double offering modern decor, double wardrobes providing ample storage, fitted carpet and a double glazed window to the rear.

#### Master bathroom

2.05m x 2.51m (6' 9" x 8' 3") Completing the accommodation is the family bathroom comprising of a wash hand basin with vanity storage, led mirror, heated towel rail, bath with overhead mains shower, stylish decor, wet wall finish around bath, vinyl flooring and a double glazed window to the rear.

#### Externally

Situated on a sizeable plot this property benefits from lovingly maintained front and rear gardens. The rendering on the house has been maintained to an excellent standard and is in immaculate condition. The front garden boasts a private driveway laid with monobloc and the rest has been laid to chip with ease of maintenance in mind. The rear garden offers leafy outlooks and privacy, with a well manicured lawn and large patio area perfect for relaxing or al-fresco dining.

#### Council Tax Band

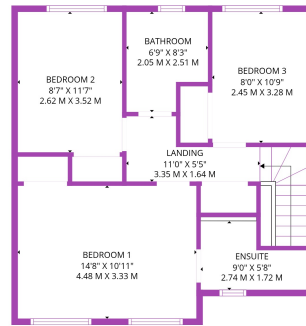
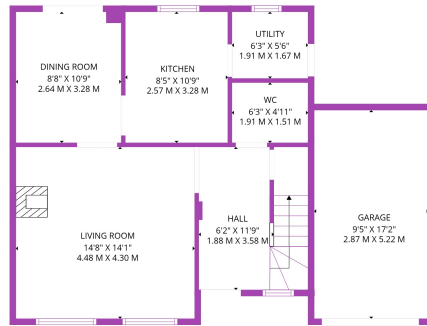
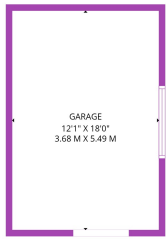
Band E

#### Disclaimer

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER GREIG RESIDENTIAL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. ALL ROOM DIMENSIONS ARE AT WIDEST POINTS APPROX.



# GREIG *Residential*



**TOTAL: 1132 sq. ft, 105 m2**  
 FLOOR 1: 549 sq. ft, 51 m2, FLOOR 2: 583 sq. ft, 54 m2  
 EXCLUDED AREAS: GARAGE: 378 sq. ft, 35 m2, UTILITY: 34 sq. ft, 3 m2, WALLS: 152 sq. ft, 15 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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