



Falach Fead Templetonburn

Crookedholm
Kilmarnock, KA3 6HP
P.O.A.

GREIG
Residential



Templetonburn

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Set within the heart of the Ayrshire countryside, 'Falach Fead', Gaelic for 'hide and seek', is an intriguing home nestled within the exclusive and rarely available Templetonburn development with only 6 properties. This expansive and architecturally unique property offers a wealth of potential across seven flexible apartments arranged over two levels, providing a distinctive layout with a generous footprint.

Set on around 1.5 acres of mature wraparound gardens and private meadowland, 'Falach Fead' is a haven of privacy and peace. The formal lounge is uniquely positioned on the upper level opening on to an elevated balcony, the perfect area to enjoy tranquil countryside views. This home further benefits from a double garage and wash room facilities on both levels. Located on the outskirts of Kilmarnock, local amenities are accessible whilst enjoying the relaxing rural setting of Templetonburn.





Entrance Porch

1.68m x 0.97m (5' 6" x 3' 2") With access via the outer wooden door, the practical entrance porch has a double glazed window to the front and access into the hallway.

Hallway

5.95m x 2.02m (19' 6" x 6' 8") The welcoming hallway provides door access to apartments including dining room, kitchen, sitting room, downstairs bedroom/office and bathroom, complete with feature exposed brick walls, laminate flooring and solid wood staircase leading to the upper level.

Dining Room

3.72m x 3.20m (12' 2" x 10' 6") The formal dining room is a flexible use apartment offering neutral decor, ceiling coving and laminate flooring. Glazed wall formation to hallway and dual aspect double glazed windows to the front and side



Kitchen

3.34m x 3.72m (10' 11" x 12' 2") Generous solid wood fitted kitchen providing a range of wall and base storage units with complimentary work surfaces, integrated oven, ceramic induction hob and hood, plumbing/space for washing machine and undercounter fridge. Double sink, tiling around walls, ceiling spotlights and coving, vinyl flooring. Traditional serving hatch to the dining room, double glazed windows to the front and side, door to the side leading out into the gardens.

Sitting Room/Bedroom Five

3.40m x 3.21m (11' 2" x 10' 6") Conveniently located on the ground floor, this bedroom is a good sized double with neutral decor, fitted carpet, ceiling coving and fitted wardrobes providing storage space. Double glazed window to the rear.

Bedroom Four

3.40m x 3.34m (11' 2" x 10' 11") A flexible apartment currently utilised as a home office with soft decor and fitted carpet, fitted wardrobes and dual aspect double glazed windows to the side and rear.



Bathroom

2.38m x 2.02m (7' 10" x 6' 8") Three piece family bathroom suite comprising of wash hand basin, wc and bath. Tiled finish to walls, vinyl flooring, neutral decor with ceiling coving and double glazed opaque window to the side.

Upper Landing

7.38m x 1.84m (24' 3" x 6' 0") On the upper level, the hallway provides access to the formal lounge, three bedrooms and shower room. Complete with two large walk in storage cupboards, exposed brick walls and neutral decor, fitted carpet.

Formal Lounge

6.66m x 3.90m (21' 10" x 12' 10") The formal lounge is a generously proportioned main living apartment uniquely positioned on the upper level boasting double glazed sliding doors leading out onto the balcony with welcoming garden views. Complete with feature coal fireplace, decorative wood panelling to walls and ceiling, ceiling spotlights, laminate flooring and two Velux windows to the side.



Bedroom One

5.04m x 4.92m (16' 6" x 16' 2") The master bedroom is a sizeable double with a selection of fitted wardrobes, ceiling spotlights, fitted carpet and neutral decor. Three secondary glazed Velux windows to the front and plentiful space for freestanding furniture.

Bedroom Two

3.40m x 3.30m (11' 2" x 10' 10") The second double bedroom offers neutral decor with ceiling coving, fitted carpet, fitted wardrobes and double glazed window to the rear overlooking the gardens.

Bedroom Three

3.40m x 3.25m (11' 2" x 10' 8") Bedroom three is a generous double providing fitted wardrobes, soft decor with ceiling coving, fitted carpet and double glazed window to the rear.

Shower Room

2.37m x 1.84m (7' 9" x 6' 0") Completing the accommodation is the three piece shower room comprising of double wash hand basin, vanity unit and wc set, shower cubicle with mains overhead shower. A selection of tiling and wood panelling to walls, vinyl flooring and Velux window to the side.



External

Boasting an extensive, mature plot extending to around 1.5 acres, this unique villa provides private wraparound garden grounds, leading to meadowland. The sweeping driveway gives an excellent first impression, providing plentiful parking and access to the double garage. The front, side and rear gardens are laid with a lovingly maintained lawn and a large variety of mature trees providing a tranquil, countryside outdoor space. From the rear lawn, a meandering walk can be enjoyed via the woodland taking you to the private meadow, leading to the idyllic burn.

Council Tax

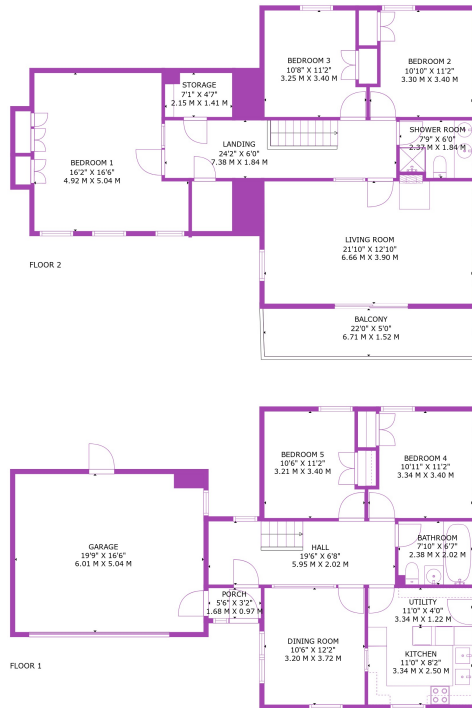
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TOTAL: 1595 sq. ft, 148 m2

FLOOR 1: 710 sq. ft, 66 m2, FLOOR 2: 885 sq. ft, 82 m2

EXCLUDED AREAS: GARAGE: 326 sq. ft, 30 m2, PORCH: 18 sq. ft, 2 m2, BALCONY: 110 sq. ft, 10 m2,

LOW CEILING: 178 sq. ft, 18 m2, STORAGE: 16 sq. ft, 1 m2

WALLS: 170 sq. ft, 15 m2

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