



Cairnsmore
Auchencloigh
P.O.A.

GREIG
Residential



Cairnsmore

Galston, KA4 8NP

Perfectly positioned within the idyllic hamlet of Auchencloigh, the impressive 'Cairnsmore' is a truly outstanding example of the ideal family home, enhanced by extensive wrap around gardens and a large grazing paddock offering flexibility for any equestrian and small holding interests. Boasting an impressive 327 squared meters, this opulent family home provides an unrivalled accommodating floor plan over two levels with nine spacious apartments that could be easily tailored to suit every need. Presented in immaculate condition throughout by the current owner, this villa further benefits from a superb conservatory, large sweeping drive way and garage.

Surrounded by rolling views of the tranquil Ayrshire countryside stretching towards the Isle of Arran and situated on the outskirts of Galston and Sorn providing ease of access to all local amenities and schooling, this offers the perfect balance and is sure to impress even the most discerning of buyers.





Porch

2.88m x 0.87m (9' 5" x 2' 10") Double UPVC storm doors give access to a welcoming entrance porch offering an internal glazed wooden door leading to the hallway.

Hallway

7.13m x 4.86m (23' 5" x 15' 11") Grand spacious hallway boasting neutral decor, ceiling coving, practical understairs storage cupboard and quality Karndean flooring. Double doors lead to the lounge and dining room, door access is given to the kitchen/Sitting room, w/c, Utility and a carpeted staircase leads to the upper level.

Lounge

8.99m x 4.94m (29' 6" x 16' 2") Impressive main apartment offering contemporary decor, feature log burning stove, plentiful space for free standing furniture, ceiling coving, fitted carpet and a double glazed window formation to the front and side providing open garden and countryside outlooks.

Dining Room

4.73m x 3.64m (15' 6" x 11' 11") Superb second apartment currently utilised as a dining room complete with contemporary decor, ceiling coving, fitted carpet and two double glazed windows to the side.

Sitting Room

4.17m x 5.34m (13' 8" x 17' 6") Offering a contemporary open plan layout to the kitchen, the spacious sitting room offers additional family space and comprises of neutral decor, ceiling coving, fitted carpet and double glazed patio doors leading to the conservatory.

Kitchen

4.80m x 4.29m (15' 9" x 14' 1") Fully fitted modern kitchen complete with a contemporary open plan layout to the sitting room, oak effect wall and base units providing ample storage and complimented by stylish grey worksurface, plumbing and space for range cooker, American fridge freezer and dish washer, stainless steel sink and drainer, neutral decor, tiled splashback, breakfast bar seating area, tiled flooring and two double glazed windows to the rear.

Conservatory

3.80m x 3.94m (12' 6" x 12' 11") Complete with open idyllic panoramic garden and countryside views, the impressive conservatory is fully glazed to all aspects and offers neutral decor, dwarf walls, Karndean flooring and a door leading to the garden.



WC/Cloaks

1.31m x 2.07m (4' 4" x 6' 9") Conveniently located on the lower level, the stylish wc/cloaks comprises of a wash hand basin, wc, neutral decor, laminate flooring and a double glazed opaque window to the rear.

Utility

3.25m x 3.07m (10' 8" x 10' 1") Practical laundry room comprising of additional work surface space, plumbing and space for washing machine and tumble drier, neutral decor, laminate flooring and a double glazed window to the rear. Door access is given to bedroom four/office, pantry storage cupboard and bedroom 6/TV room.

Bedroom Four/Office

5.89m x 3.47m (19' 4" x 11' 5") A spacious additional family room, office or ground floor bedroom with contemporary decor, laminate flooring and a selection of double glazed windows to the front.

Pantry Storage

4.54m x 2.02m (14' 11" x 6' 8") Located off the utility room, the practical pantry provides an abundance of additional storage space.



TV Room/Bedroom Six

3.62m x 3.07m (11' 11" x 10' 1") A flexible apartment currently utilised as a TV room boasting contemporary neutral decor, ceiling coving and spotlights, fitted carpet and a double glazed window to the rear.

Bedroom One

6.94m x 7.42m (22' 9" x 24' 4") The master bedroom is an impressive king size boasting contemporary decor, mirrored door fitted wardrobes providing ample storage, ceiling spotlights, ceiling coving, fitted carpet, velux to the rear, a double glazed dormer window to the front and access to en-suite.

En-Suite

3.93m x 2.44m (12' 11" x 8' 0") Stylish en-suite comprising of a wash hand basin and wc vanity unit, contemporary decor, ceiling coving and spotlights and fitted carpet.

Bedroom Two

5.45m x 3.83m (17' 11" x 12' 7") A spacious double bedroom offering neutral decor, a selection of fitted mirrored wardrobes, ceiling coving, fitted carpet, two double glazed windows to the rear and access to en-suite facilities.



En-Suite

3.13m x 2.31m (10' 3" x 7' 7") Practical en-suite comprising of a wash hand basin, vanity unit and wc set, neutral tiling to walls and flooring and a double glazed velux to the side.

Bedroom Three

5.50m x 3.93m (18' 1" x 12' 11") Bedroom three is a generous double with contemporary decor, triple mirrored wardrobes, fitted carpet and two double glazed windows to the front.

Bedroom Five

3.55m x 3.38m (11' 8" x 11' 1") Good sized double bedroom offering contemporary decor, fitted wardrobes, fitted carpet and a double glazed velux to the rear.

Bathroom

3.13m x 2.71m (10' 3" x 8' 11") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, free standing bath, double walk in shower cubicle, ceiling coving, stylish tiling to walls and flooring and a double glazed velux to the side.

Externally

Set on a substantial wrap around plot, offering private landscaped gardens and a sweeping mono blocked driveway provides ample off street parking and leads to the detached garage. The gardens are complete with two large well manicured lawn areas, mature bedding area and a paved patio perfect for al fresco dining and entertaining whilst soaking in the idyllic countryside outlook.

Council Tax Band

Band G

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