



Plot 1 Plot 1, Sycamore, The sidings, Barrhill Terrace

Cumnock  
East Ayrshire , KA18 1PT

Fixed Price £295,000

**GREIG**  
*Residential*





# Plot 1, Sycamore, The sidings, Barrhill Terrace Cumnock, East Ayrshire , KA18 1PT

Proudly presenting to the market The Sycamore, 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 Sycamore offers an abundant all on the level floor plan 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

12' 9" x 16' 0" (3.89m x 4.88m) Generously proportioned main apartment offering 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.

### Kitchen/Dining Room

12' 9" x 20' 3" (3.89m x 6.17m) 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 TV point, plentiful space for dining table and chairs and double glazed patio doors over looking and proving access to the rear garden.

### Bedroom One

12' 0" x 12' 8" (3.66m x 3.86m) 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 overlooking the private gardens.

### En-suite

9' 7" x 4' 0" (2.92m x 1.22m) 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' 0" x 12' 8" (3.66m x 3.86m) A generous double bedroom offering neutral decor and a double glazed window to the front.

### Bedroom Three

8' 2" x 9' 2" (2.49m x 2.79m) A spacious third bedroom with fresh white decor and a double glazed window to the rear.

### Bathroom

9' 7" x 6' 7" (2.92m x 2.01m) 9' 7" x 6' 7" (2.92m x 2.01m) 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, shaver point and double glazed opaque window to the side.

### 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.

### Externally

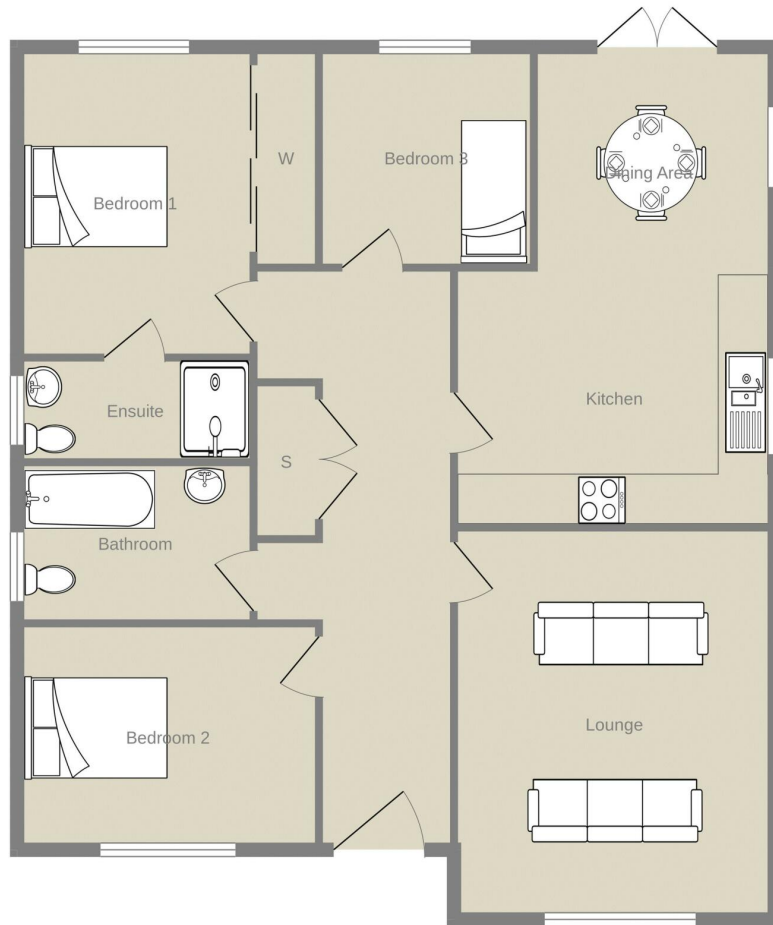
Positioned on a generous plot, The Sycamore offers private front and rear garden grounds with private paved driveway for two vehicles. The gardens are landscaped with a generous patio area levelled to natural contours, 6ft fence around rear garden and a side gate. External space also complemented by 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.

### 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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Sycamore

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