



4 Thornwood Drive

Lugar

Cumnock, KA18 3LB

P.O.A.

GREIG
Residential



Thornwood Drive

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Perfectly positioned within an exclusive development, one of only eight properties, this rarely available and substantial three bedroom semi detached villa ticks all the boxes for modern family living. Boasting spacious accommodation over two levels offering contemporary stylish decor and high specification finishings throughout, further benefiting from a recently fitted modern kitchen and a superb conservatory. Situated on large plot providing spacious well maintained gardens, ample off street parking and a large double garage.

Located within the idyllic semi rural village of Lugar, surrounded by the rolling Ayrshire countryside with far reaching views and forestry outlooks whilst maintaining ease of access to all local amenities with the villages of Cumnock and Auchinleck only a short drive away, this is sure to impress even the most discerning of buyers.





Hallway

4.89m x 2.45m (16' 1" x 8' 0") Access is given via an outer storm doors to a welcoming entrance porch with a decorative internal glazed door leading to the hallway. The hallway offers contemporary decor, practical under stairs storage cupboard, ceiling coving, fitted carpet and a double glazed window to the front. Stylish oak veneer doors provide access to the lounge, kitchen, wc and a carpeted staircase leads to the upper level.

Lounge/Diner

5.81m x 6.57m (19' 1" x 21' 7") Generously proportioned 'L' shaped main apartment boasting stylish decor, feature multi fuel charnwood stove, decorative alcove, ceiling coving, plentiful space for free standing furniture, fitted carpet, double glazed dual aspect windows to the front and rear. Oak veneer doors provide access to the hallway and kitchen, with double oak veneer glazed doors leading to the conservatory.

Kitchen

3.63m x 3.16m (11' 11" x 10' 4") Fully upgraded in 2022, the stylish fitted kitchen is complete with modern high gloss wall and base units providing ample storage with complementary work surface, a range of NEFF, Smeg and Samsung integrated appliances including oven, gas hob and hood, microwave, fridge freezer and dish washer, 1.5 bowl sink with mixer taps, breakfast bar seating area, neutral decor, Kit Kat tiling splashback, ceiling spotlights, Amtico flooring and a double glazed window to the rear.

Conservatory

3.77m x 2.88m (12' 4" x 9' 5") A superb conservatory offering an additional public room, fully double glazed to all aspects with full length windows providing open garden views, stylish decor, Amtico flooring and french door leading to the garden.

WC

2.23m x 1.10m (7' 4" x 3' 7") Conveniently located on the lower level comprising of a wash hand basin, wc, stylish Kit Kat grey tiling and crisp white tiling to walls, ceiling spotlights and coving, tiled flooring and a double glazed opaque window to the side.

Bedroom One

3.22m x 4.13m (10' 7" x 13' 7") The master bedroom is an impressive double offering contemporary decor with Farrow and Ball paint finishes, practical storage cupboard with plentiful hanging storage, fitted carpet and a double glazed window to the side.

Bedroom Two

4.38m x 3.10m (14' 4" x 10' 2") Spacious double bedroom with neutral decor, a selection of fitted bedroom furniture, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.82m x 2.83m (12' 6" x 9' 3") Bedroom three is a generous double boasting neutral decor, storage cupboard, fitted carpet and a double glazed window to the front with open leafy outlooks.

Upper Landing

4.17m x 2.44m (13' 8" x 8' 0") The stylish upper landing with modern balustrade, contemporary decor, practical storage cupboard and fitted carpet. Access is given to three bedrooms and bathroom.

Bathroom

2.42m x 1.82m (7' 11" x 6' 0") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, corner bath, shower cubicle with mains shower, stylish tiling to walls, Amtico flooring and a double glazed opaque window to the side.

Externally

Further boasting a sizable plot with extensive gardens to the front, side and rear. The front garden has been designed with ease of maintenance in mind being fully laid to chip with a chipped driveway to the side allowing for ample off street parking and leading to the double brick garage. The large rear garden is complete with a well manicured lawn area and a paved patio perfect for al fresco dining and entertaining.

Council Tax Band

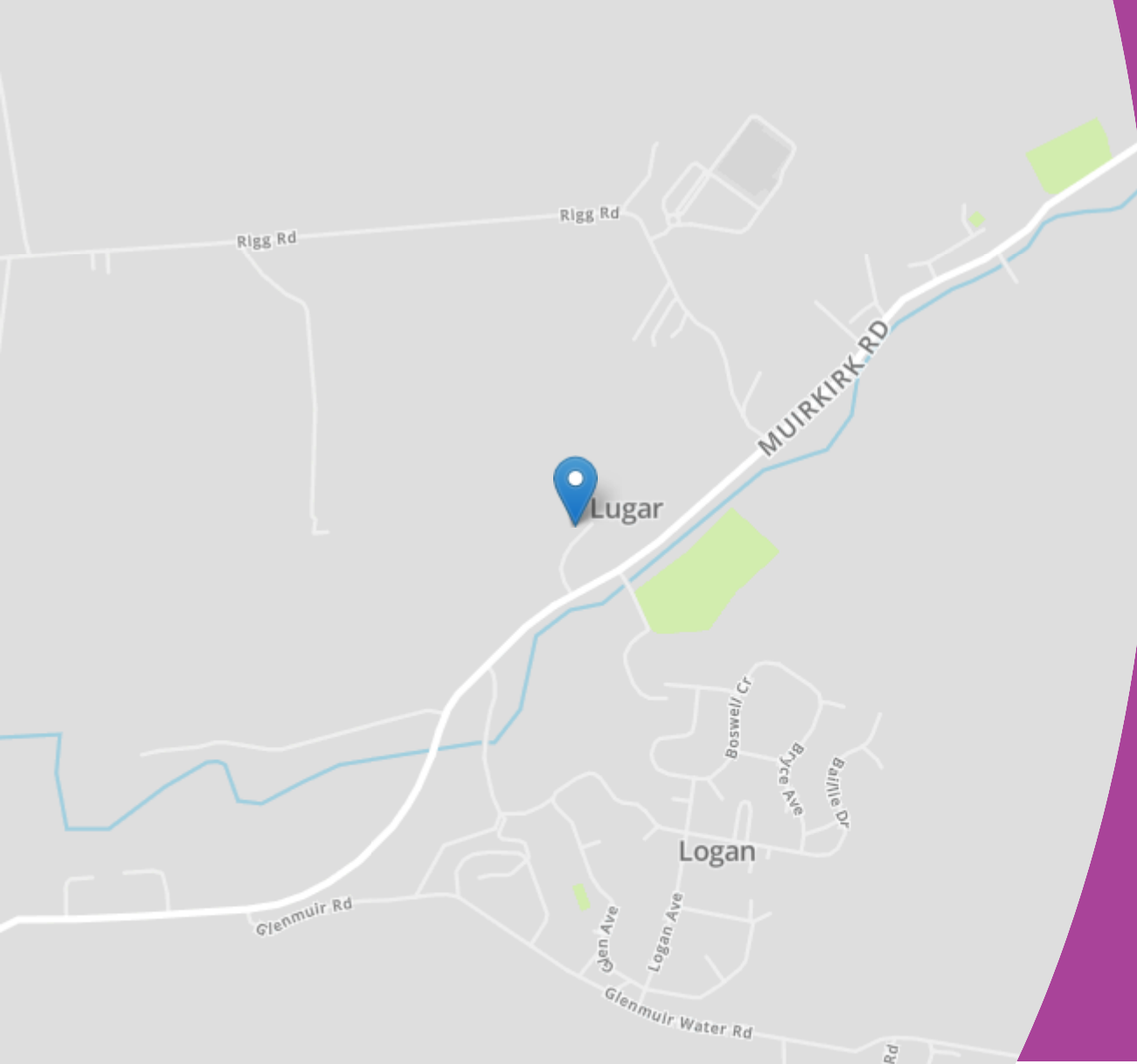
Band D

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