



Plot 7 Plot 7, Aspen, The Sidings, Barrhill Terrace

Cumnock
East Ayrshire, KA18 1PT

Fixed Price £340,000

GREIG
Residential



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Proudly presenting to the market The Aspen, a brand new, impressive 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. The Aspen offers an abundant all on the level floor plan with a contemporary open plan layout featuring stunning bi-folding doors providing a seamless transition to the landscaped garden, a perfect space for entertaining. 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. Complete with a preferred head of cul de sac positioning and ample off street parking, 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/Diner

16' 7" x 27' 7" (5.05m x 8.41m) With double door access from hallway and boasting contemporary open plan layout to kitchen, the formal lounge/dining room is an stunning, expansive main apartment offering crisp white decor, white gloss finishings to wood work, white deep mould skirting and matching architraves, plentiful space for freestanding furniture, complete with two TV points, USB charger socket and modern Bi-fold doors leading out to the landscaped rear gardens.

Kitchen

10' 7" x 12' 8" (3.23m x 3.86m) Modern fully fitted designer kitchen complete with integrated appliances including four zone induction hob, oven and illuminated extractor, fridge/freezer and dishwasher, one and a half bowl sink with tap, contemporary under unit lighting and practical USB charger socket. A contemporary open plan layout to dining/lounge and door access to utility room.

Utility

6' 9" x 6' 9" (2.06m x 2.06m) Practical, separate utility room boasting additional fitted units with plumbing and space for washing machine and tumble drier, stainless steel bowl sink and water tap and practical storage cupboard. Door access to kitchen and door leading out into the landscaped rear gardens.

Bedroom One

13' 7" x 12' 8" (4.14m 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

5' 6" x 6' 9" (1.68m x 2.06m) Three piece master en suite shower room complete with vanity sink with splashback tiling, wc and walk in shower area with mains powered rain head shower, wet wall finish around cubicle, Chrome towel rail and low energy LED downlights.

Bedroom Two

11' 4" x 11' 7" (3.45m x 3.53m) A spacious double bedroom to the front of the property, offering double fitted wardrobes with sliding door access, shelf and hanging rail and TV point.

Bedroom Three

8' 5" x 14' 4" (2.57m x 4.37m) The third bedroom is a generous double to the front of the property, offering double fitted wardrobes with sliding door access, shelf and hanging rail and TV point.

Bathroom

6' 6" x 7' 8" (1.98m x 2.34m) 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, low energy LED downlights 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 sizeable plot, The Aspen offers private front and rear garden grounds extending to around 331sq metres, 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.

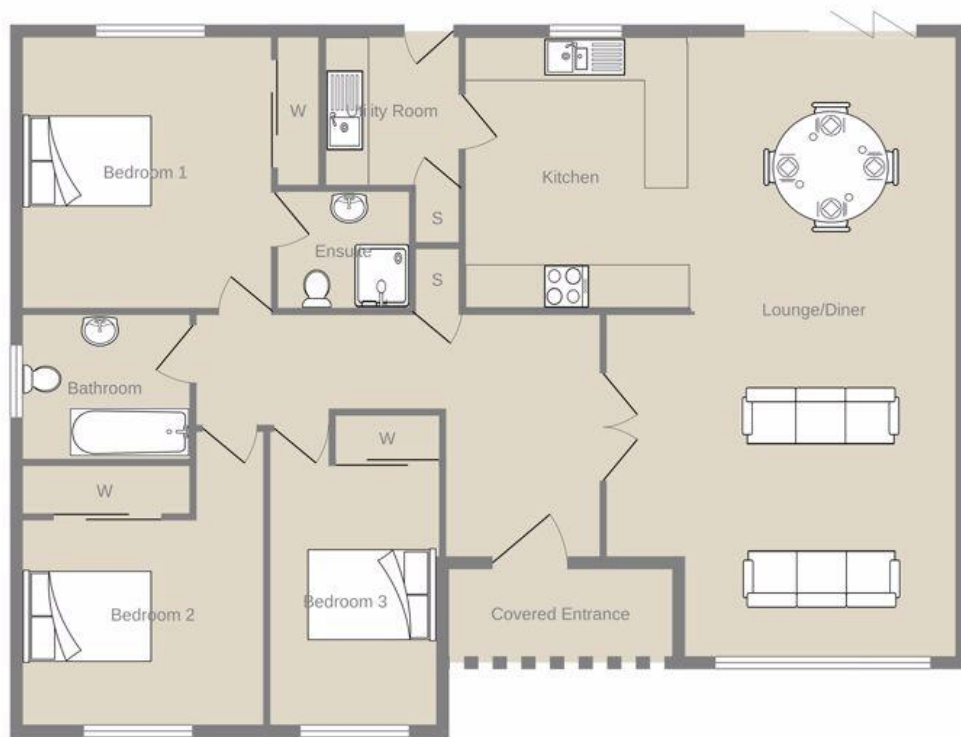
Locality

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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Ground Floor



Aspen

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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