



25 STRAITON ROAD

KIRKMICHAEL



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THE PROPERTY

4 | BEDROOMS 2 | BATHROOMS
2 | PUBLIC ROOMS

An utterly charming traditional detached cottage with extensive mature gardens perfectly situated within the highly regarded and picturesque South Ayrshire village of Kirkmichael.

This delightful property offers a high degree of privacy with lovely gardens within a stunning village setting. The subjects have been successfully extended by the present owners to create a substantial family home of almost 2300 sq ft.

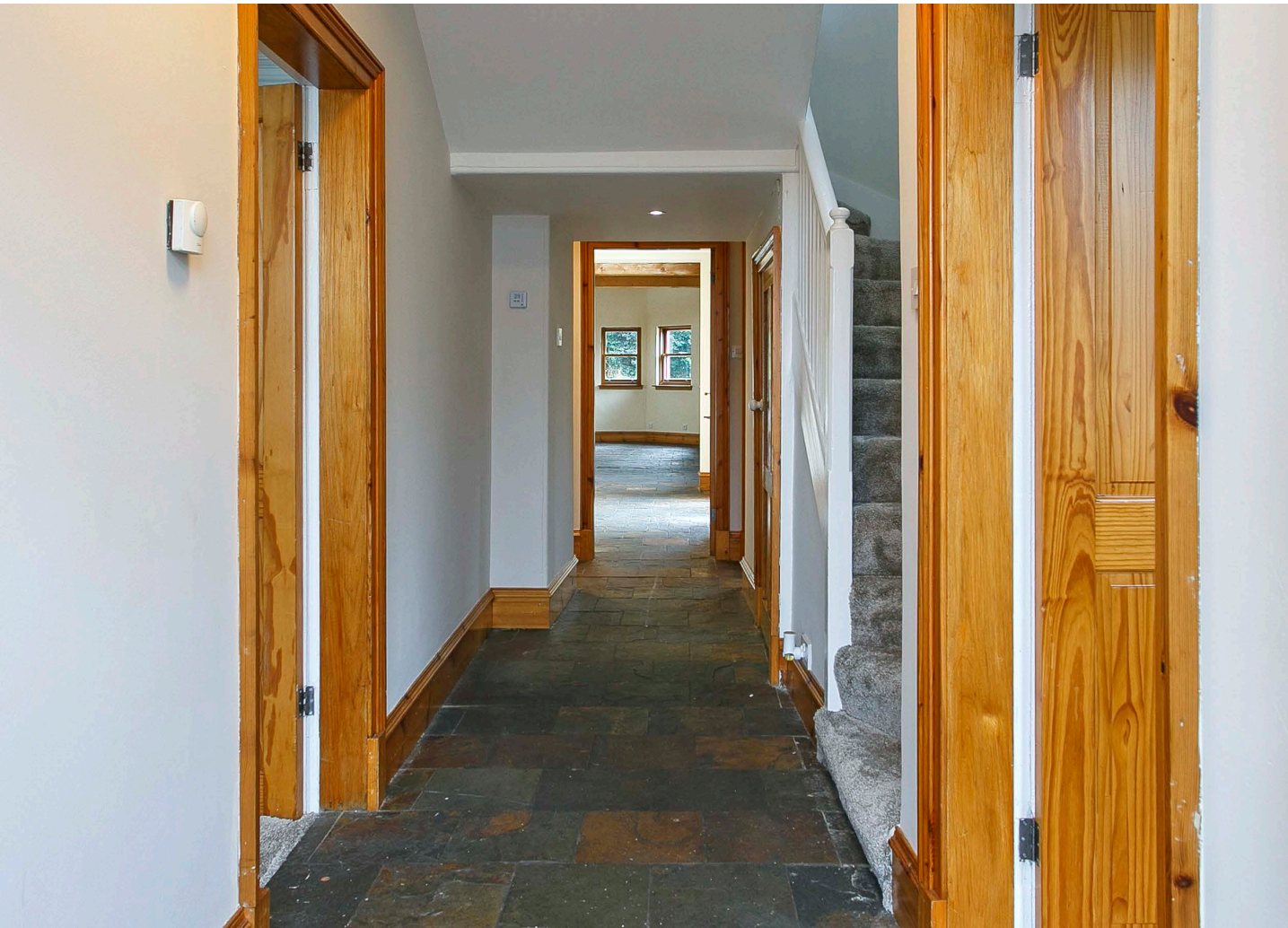
The original cottage dates back to the 19th century however, since then the property has been comprehensively upgraded extended to form a superb family home which includes a fully modern specification and stylish interior.

The focal point of the house is a magnificent open plan dining kitchen with vaulted ceiling and patio doors to the rear garden which makes it an ideal space for both indoor and outdoor entertaining.

The accommodation is formed across two levels. The ground floor comprises reception hall, formal lounge, separate dining room, fully fitted open plan dining kitchen/living room, utility, downstairs bedroom and modern bathroom.

Upstairs there are three further double bedrooms which includes a fabulous master suite complete with en suite shower room.

Outside the gardens offer a high degree of privacy. There is good size lawn, monobloc paved patio for outdoor entertaining and the rear area is bordered by mature woodland. There is a smaller garden to the front with off road parking.

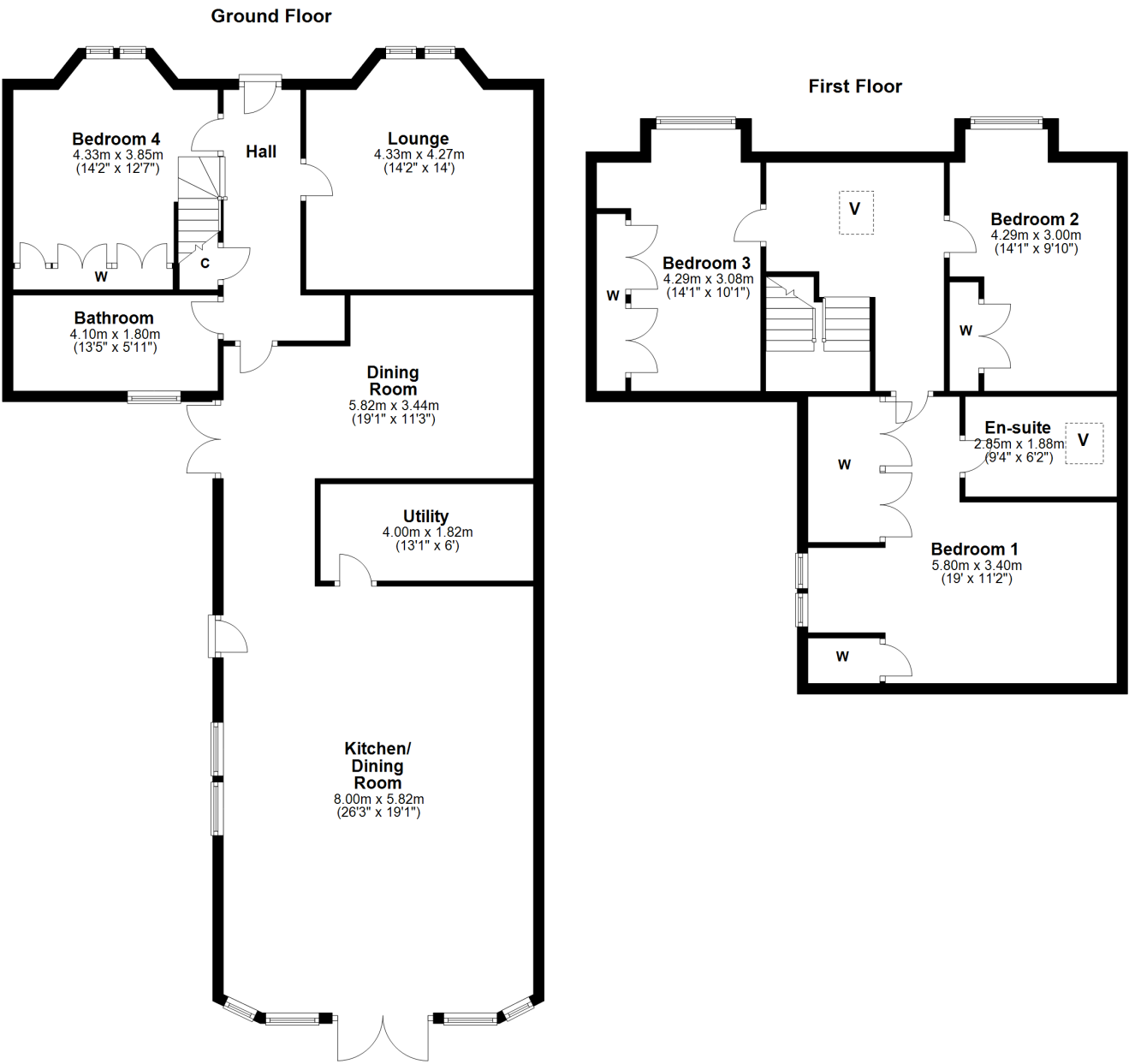












Local Area

Kirkmichael itself has excellent local amenities. It lies around six miles South of the historic village of Alloway. There is an excellent Primary School and amenities with sports facilities at Ayr Rugby Club and Cambusdoon Sports Club.

Ayr town centre is approximately 10 miles distant and has a comprehensive range of supermarket and retail shopping, transport and recreational facilities. For the commuter the A77 by pass links to Kilmarnock, Glasgow and surrounding districts.

Directions

From Ayr proceed south in the A77 by pass. Continue through the village of Minshant and turn left at signpost for Straiton/Kirkmichael. Continue to Kirkmichael and into Straiton Road. Number 25 is on the left.

AY3863 | Sat Nav: 25 Straiton Road, Kirkmichael, Maybole, KA19 7PH

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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