



7 BALGREEN

HOLLYBUSH



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THE PROPERTY

4 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

An outstanding four bedroom modern detached villa which forms part of Balgreen, a charming development of bespoke country homes located at the fringe of the delightful hamlet of Hollybush.

This stunning example enjoys a fabulous position within the development with panoramic views to the rear over rich Ayrshire countryside. It sits in professionally landscaped gardens and offers a flexible eight apartment layout across two levels.

The property is presented to the market in show home condition with a luxurious specification that includes a stylish interior decor, American oak doors and skirtings, brushed stainless steel ironmongery, integral appliances, propane gas central heating and monobloc drive.

The accommodation extends to around 2650 sq ft with a stunning open plan designer kitchen/family/dining area being the focal point of the house. The room sizes are of generous proportion and generous ceiling heights really accentuate the feeling of space. All bedrooms have en suite facilities and fitted wardrobes.

In detail the accommodation comprises broad reception hall, cloaks/wc, formal lounge, sitting/ tv room, formal dining room with patio doors, fabulous open plan designer kitchen/family/dining room with patio doors to rear garden, large utility with storage.

Upstairs, the upper landing with walk in storage cupboard provides access to four further bedrooms all with en suite facilities and three have fitted wardrobes. The property is double glazed and has propane gas fired central heating.

Outside the house is surrounded by professionally landscaped gardens. There is a mono bloc driveway to the front which provides private parking. The rear garden has a good size lawn and access to a single garage.

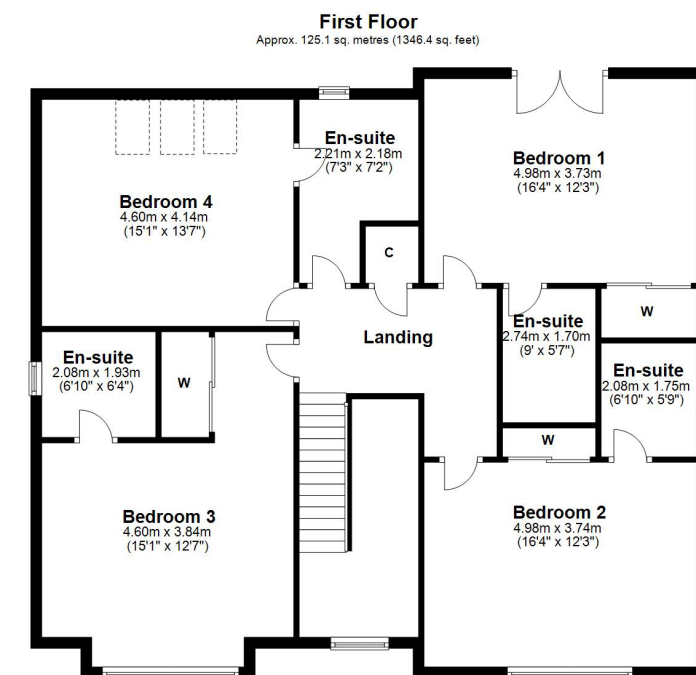
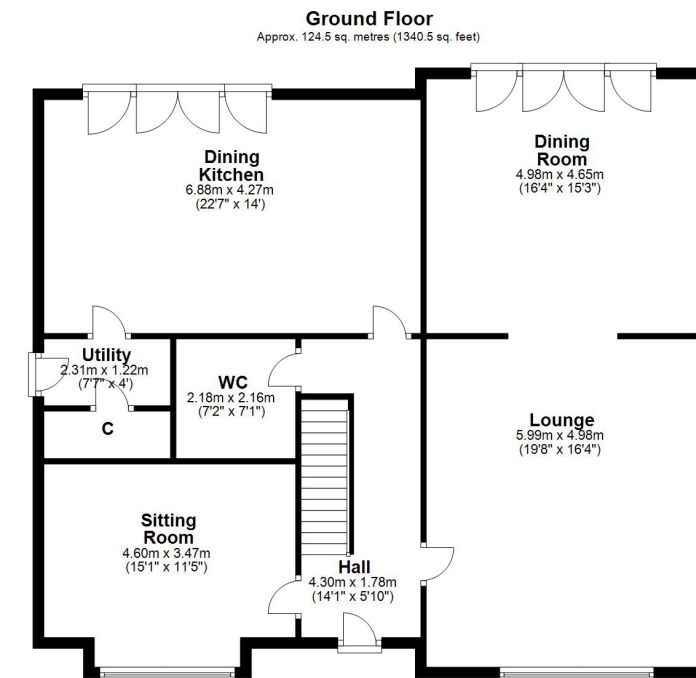












Local Area

Balgreen is situated in a peaceful, rural setting close to the popular hamlet of Hollybush, some 7 miles from Ayr (15 minute drive) and is easily accessible by the A713 trunk road with magnificent views over open countryside to the Carrick Hills and Isle of Arran screened by a mature deciduous woodland. This part of Ayrshire has a coastal network of scenic towns and villages amongst rolling hills and panoramic beach landscapes.

Hollybush has a well regarded local Inn (the Hollybush Inn) and a range of local village amenities including primary school, post office and shops are available at Dalrymple (about 1.8 miles). There is good coverage of broadband available in the area.

The town of Ayr is only a short drive away which offers a comprehensive range of excellent services including restaurants, shopping, supermarkets as well as primary and secondary schooling. Nearby Alloway was the birthplace of the poet Robert Burns. The town benefits from a wealth of public parks, good path networks and wide sandy beaches on the Firth of Clyde coast.

Directions

From Ayr proceed East on the A76 passing Ayr Hospital. Continue until reaching Hollybush and turn right at signpost for Dalrymple. Continue up the hill and the entrance to Balgreen is on the right. Follow the road round and number 7 is on the right.

AY4044 | Sat Nav: 7 Balgreen, Hollybush, KA6 7FN

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



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