



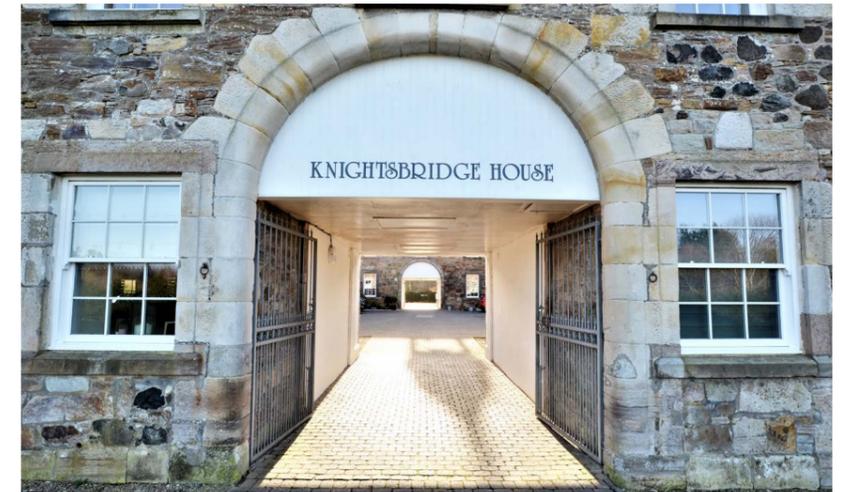
10 KNIGHTSBRIDGE HOUSE

EGLINTON



C O R U M

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THE PROPERTY

A gorgeous family home forming part of an impressive stable and coach house conversion nestled within the 900 acre Eglinton Country Park, which provides a truly unique and picturesque parkland setting.

Knightsbridge House is a stunning and sympathetic conversion of the B-listed stables and coach house serving Eglinton Castle, thought to have been constructed in around 1700 by the architect Robert Adam. Currently now comprised of only 12 executive properties with a central courtyard, Knightsbridge House benefits from open countryside views in an almost semi-rural parkland setting, while still within close proximity to transport links to Glasgow and beyond, excellent schools and other local amenities.

Number 10 not only enjoys this idyllic location, but is an excellent example of a luxury modern family home, offering all the living space and features sought-after by the most discerning buyer. There are quality fixtures and fittings, first class flooring with underfloor heating throughout and solid hardwood Oak across the whole ground floor, a master en suite, a family four piece bathroom and a separate W.C. There is a central courtyard with an allocated parking space and visitors parking and there is a garden area that forms part of the grounds at the rear with a sunny south-facing aspect.

In more detail, the internal accommodation extends to an entrance hallway with an under stairs storage cupboard, a downstairs W.C, a spacious and bright lounge with dual aspect windows, a luxury fitted dining kitchen with space for a formal dining table and a separate utility room with ample units. On the upper floor the sweeping staircase opens onto a large landing that leads to a master bedroom suite, with a fitted wardrobe and an en suite shower room, a double bedroom at the rear with a fitted wardrobe, a single bedroom and a four piece family bathroom suite, with a separate shower cubicle.





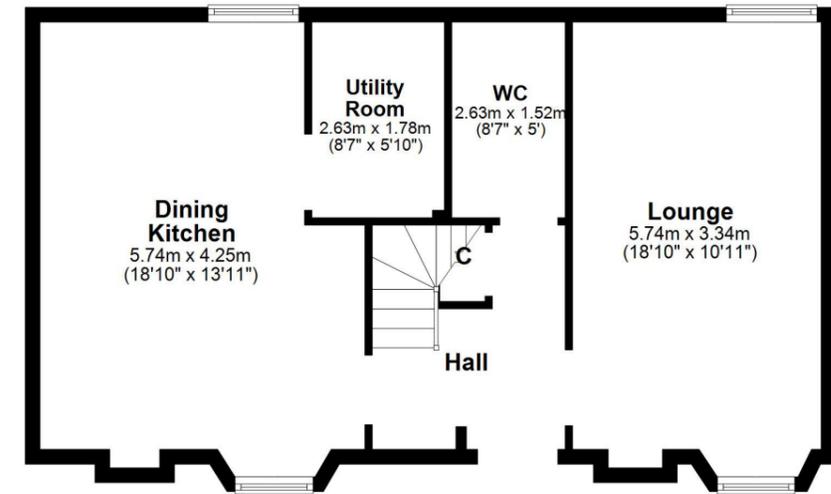




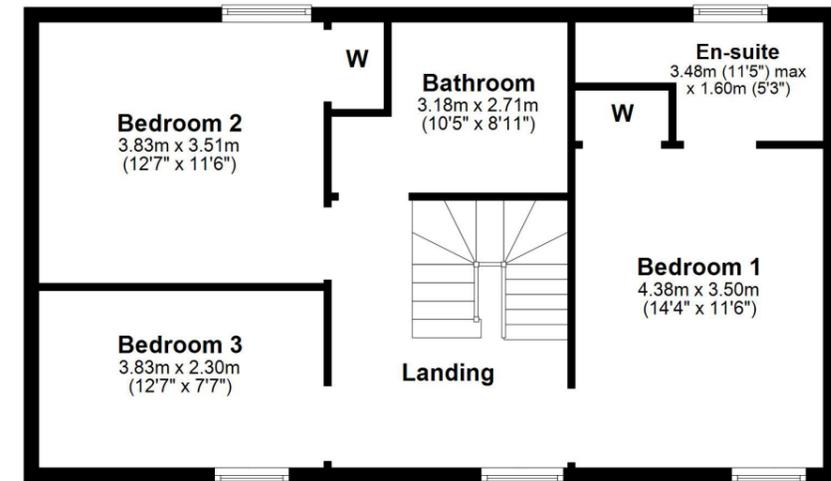




Ground Floor
Approx. 61.5 sq. metres (662.2 sq. feet)



First Floor
Approx. 63.1 sq. metres (679.1 sq. feet)



Local Area

Irvine is an ancient burgh and a vibrant and thriving market community that benefits from a coastal position and close proximity to Glasgow Airport, flying to locations throughout the world, and Prestwick International Airport, which links to London and destinations throughout Europe. There is a comprehensive range of local amenities in both Kilwinning and Irvine, including retail shopping, supermarkets and leisure facilities, including the new Portal Leisure Centre.

Irvine has a championship golf course at Bogside, less than five minutes from the site, and Royal Troon, recent host of the Open Championship, can be found in nearby Troon. Both primary and secondary schooling is close at hand and there is a generous collection of popular pubs, restaurants and cafes.

Directions

From the agent's office in Troon, continue towards Irvine via the A78 and exit at the Eglinton Interchange, signposted for the A737. Take the third exit at the roundabout past the main entrance to Eglinton Park and at the traffic lights turn right towards Kilwinning. Take the first turning on the right into Eglinton Park and follow the road along and continue over the bridge. Follow the road round and as the road bends right Knightsbridge House can be found on the left-hand side.

TR1476 | Sat Nav: 10 Knightsbridge House, Eglinton, Kilwinning

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



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