



THE BEECHES, 6 WESTGATE

BALLOCHMYLE, MAUCHLINE

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4 | BEDROOMS

4 | BATHROOMS

3 | PUBLIC ROOMS

An immaculate modern detached villa perfectly suited to the family market placed in generous gardens with detached double garage and long driveway in the exclusive Westgate cul-de-sac.

Number 6, The Beeches, is situated in the luxury Ballochmyle development. Traditionally built modern detached villa presented to the market in pristine condition with well proportioned accommodation arranged over two levels. The accommodation is bright and spacious throughout with a luxurious level of fixtures and finishes complimenting a stylish layout with French doors from all apartments to the rear garden.

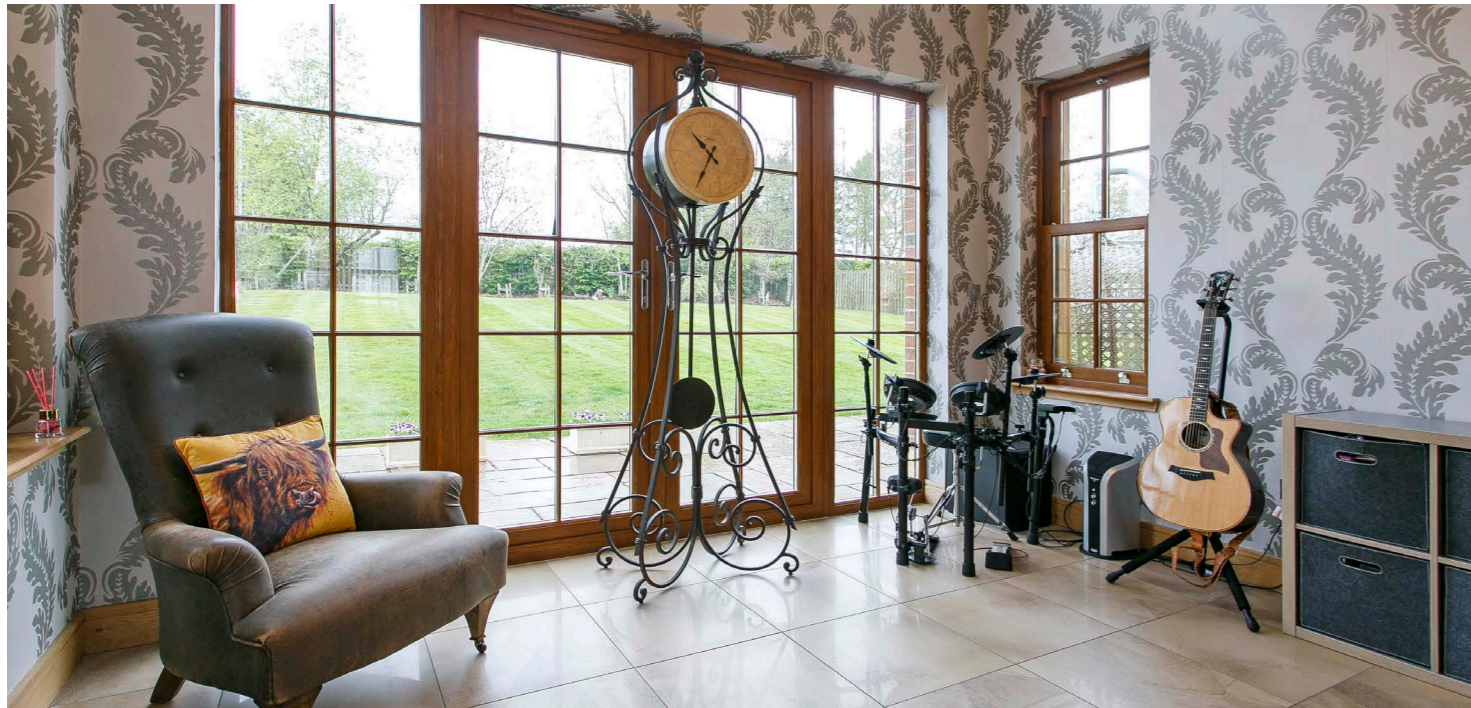
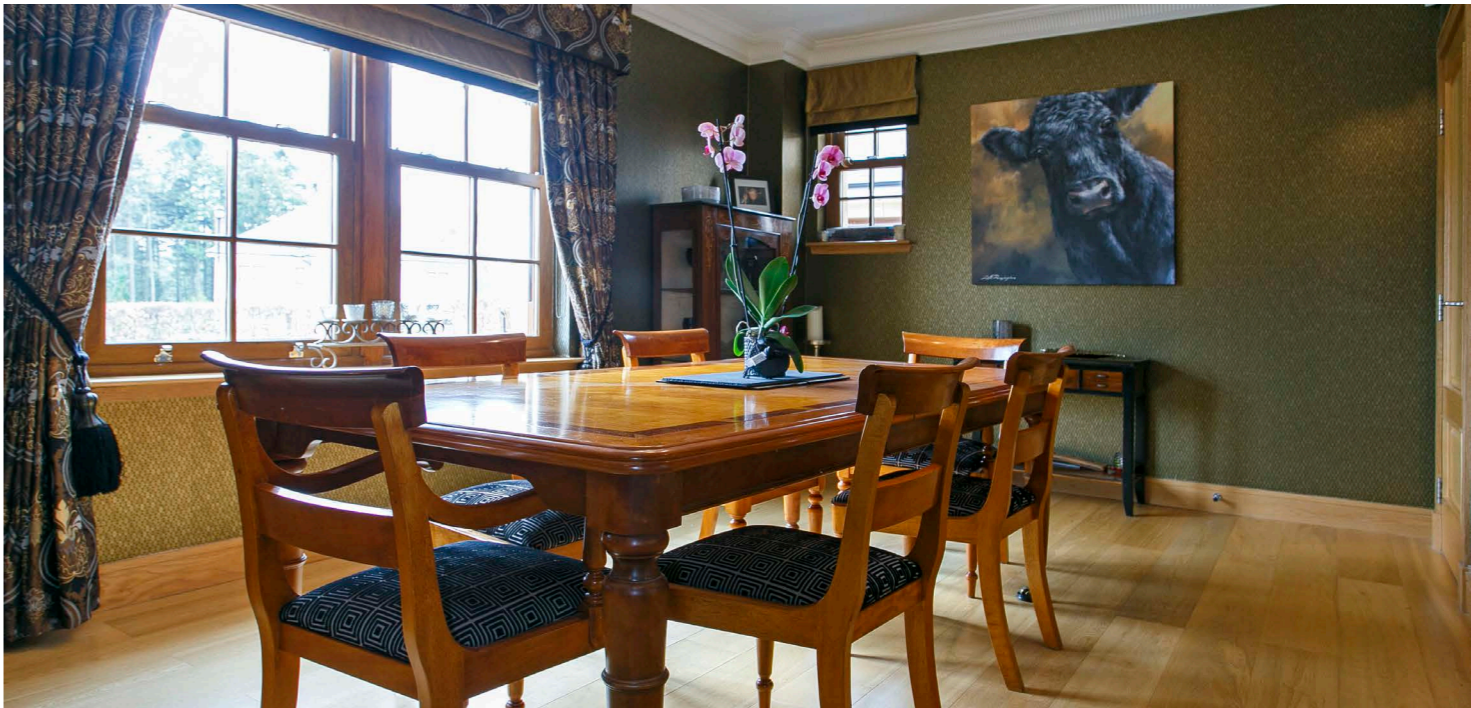
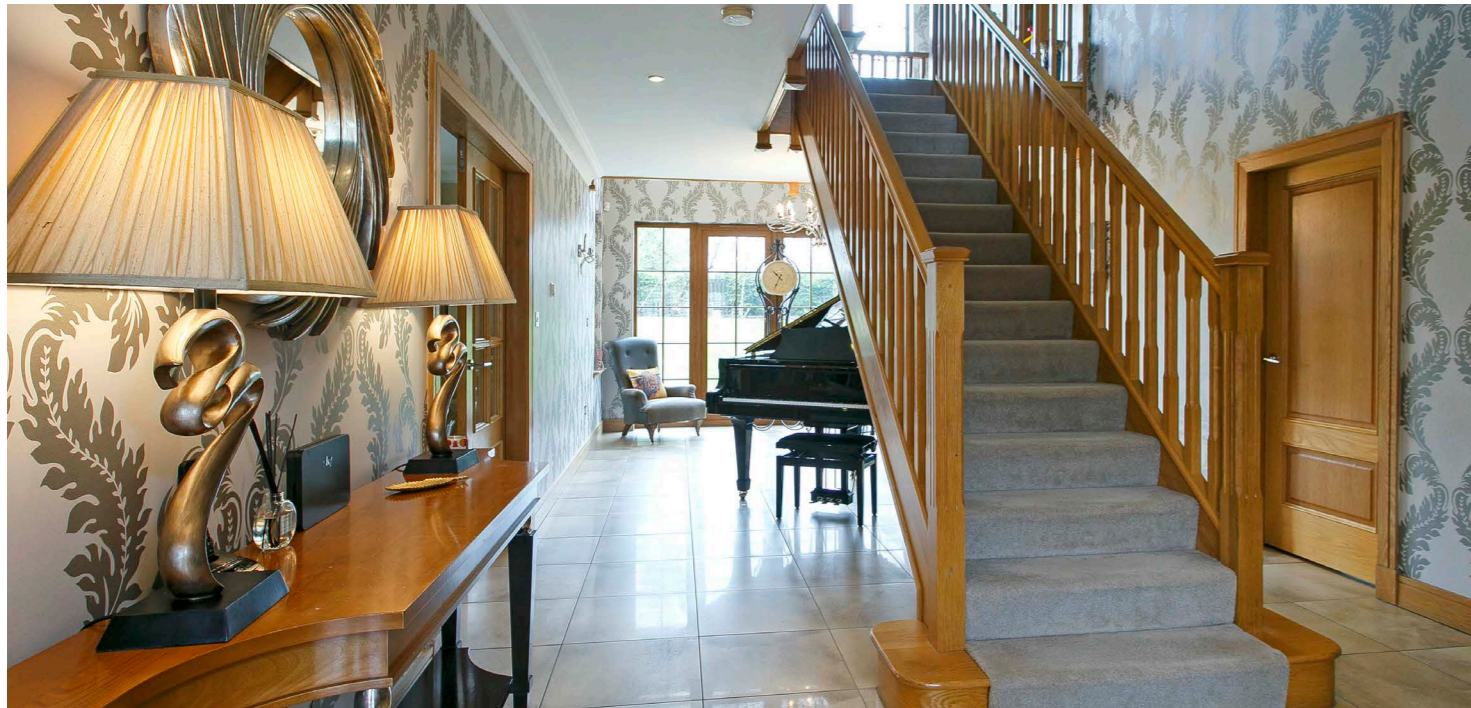
Features and benefits include a bespoke fitted kitchen (Granite work tops, centre island with table and chairs, integrated appliances including 'Miele' dishwasher, washing machine and tumble dryer, AEG fridge/freezer, double oven, microwave and hob), 'Villeroy & Boch' sanitary ware, 'Bang & Olufsen' integrated music system in the public rooms and master bedroom, multi-burner stove in the sitting room, quality floor coverings, gas central heating with a 'Buderus' boiler and underfloor heating throughout, fitted wardrobes in all four bedrooms, alarm system and double glazing. All of these features combined with the quality oak carpentry throughout allude to a premium home.

In summary the accommodation extends to, on the ground floor, a vestibule, broad and welcoming reception hallway with space to the rear for dining if desired, formal lounge with feature fireplace, dining room, dining kitchen open plan to the sitting room, utility room and cloaks/wc. Upstairs there is a spacious landing, four double bedrooms including a master bedroom with en-suite shower room and a separate four piece family bathroom. Bedroom two also benefits from a three piece en-suite shower room. The loft space is accessed via a pull down ladder and provides extensive storage.

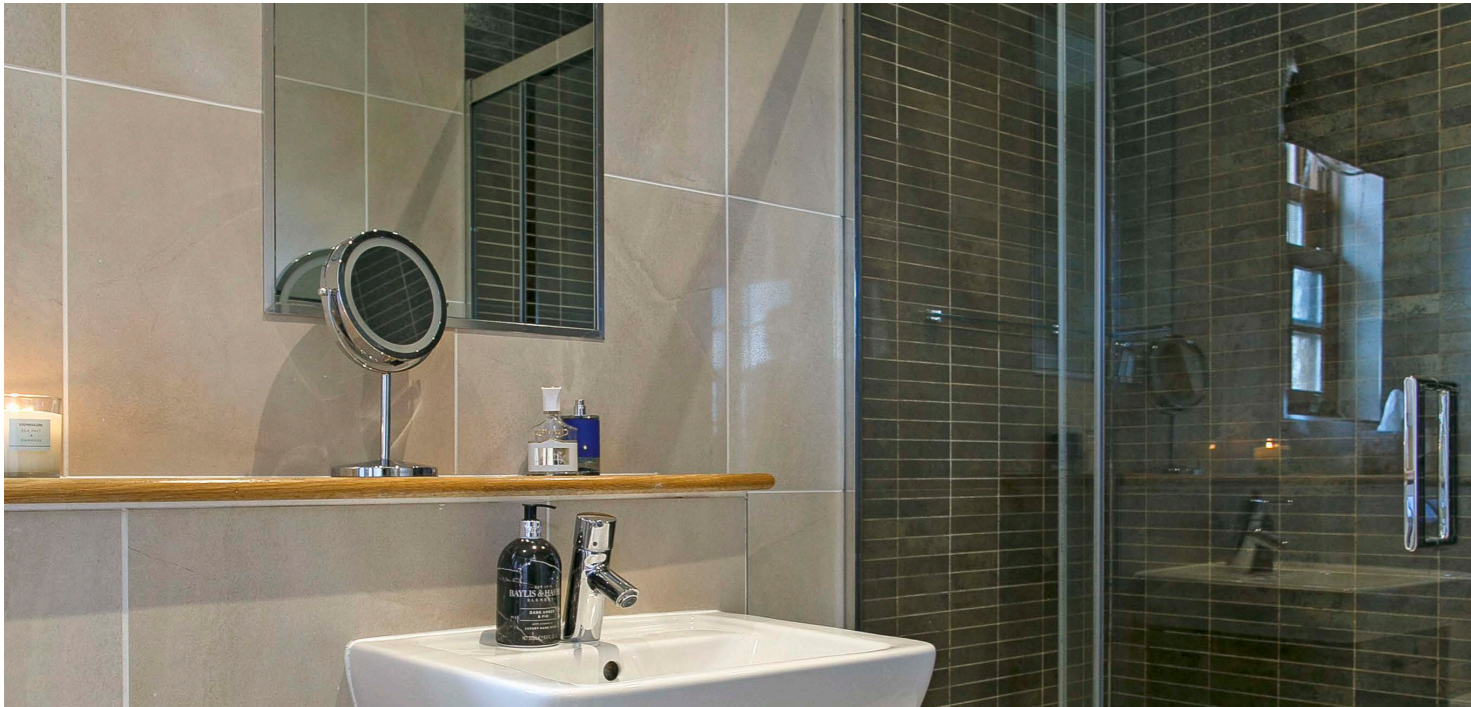
Externally the property is approached via a block paved driveway with parking for several vehicles culminating in the detached double garage with twin automatic doors and electric vehicle charging point. The extensive easy to maintain gardens are predominantly laid to lawn with feature shrubbery borders and patio area which extends the full width of the property.

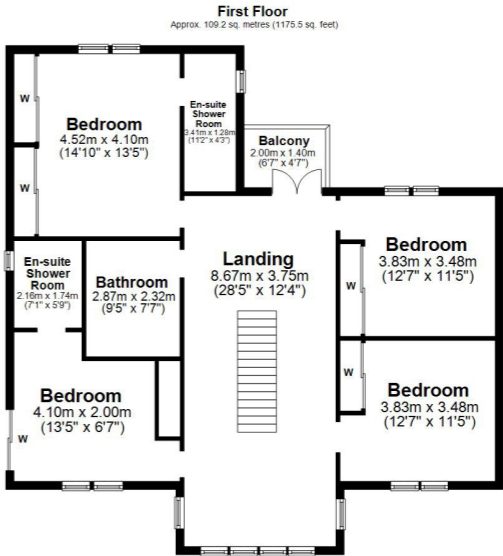
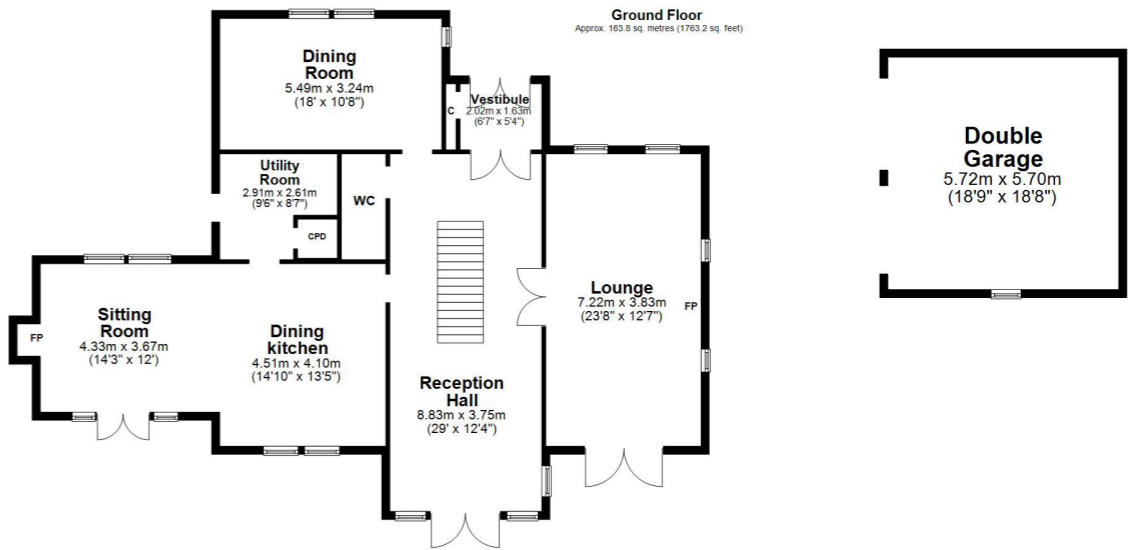












Ballochmyle Estate is located close to the popular town of Mauchline and surrounded by rolling Ayrshire farmland and adjacent to Ballochmyle Golf Club. Number 6 Westgate occupies a premium plot within a quiet, residential cul-de-sac in this private, select development. There are local amenities in Mauchline itself while Glasgow city centre is easily commutable via the M77 and excellent schooling is available with a designated bus service from Mauchline to Wellington School in Ayr.

AY4098 | Sat Nav: 6 Westgate, Ballochmyle, Mauchline, KA5 6LN

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



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