



12 HIGHPARK ROAD
COYLTON

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

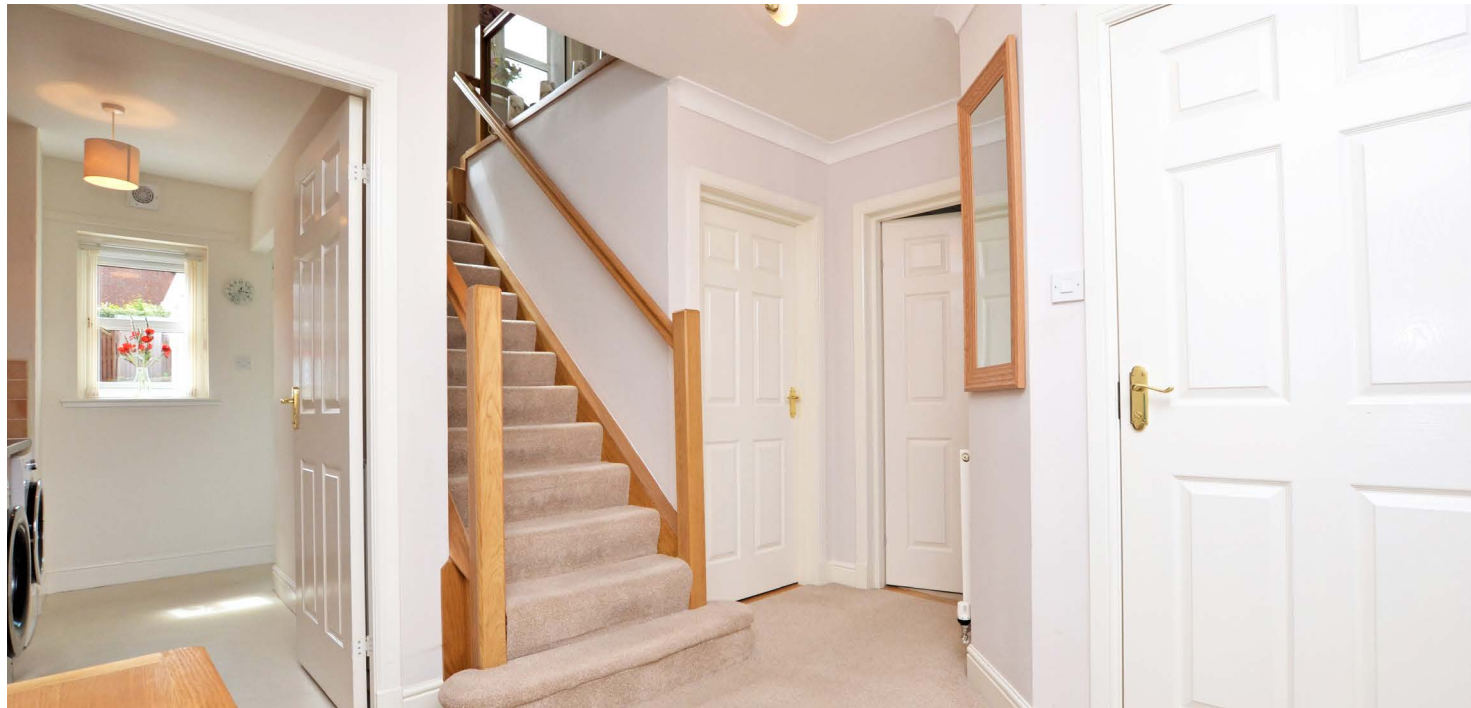
An impressive and pristine example of a detached family villa, set in the popular village of Coynton, offering an incredible amount of flexible accommodation, luxury fittings, south-facing landscaped garden grounds and a detached double garage.

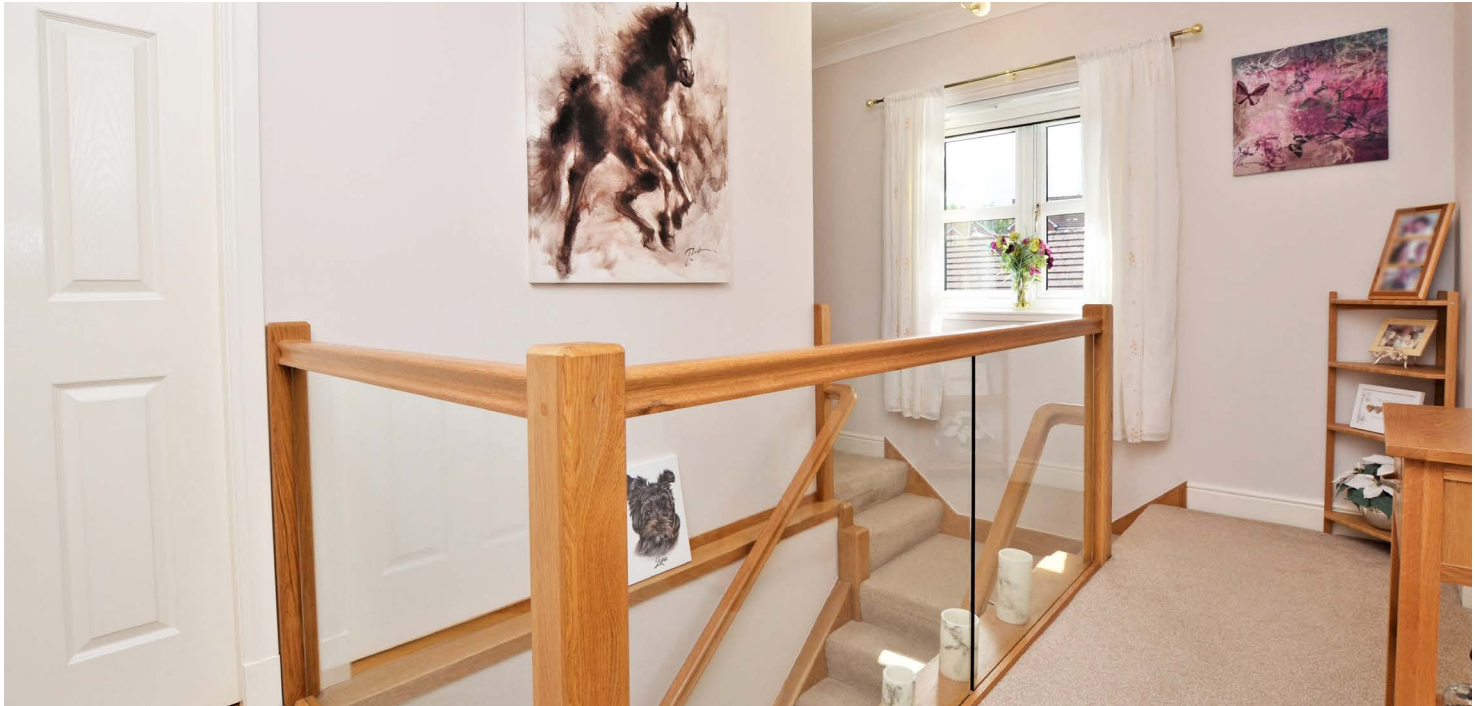
Highpark Road is an executive address, located within a sought-after residential area of Coynton, close to the excellent primary school and a short drive from the seaside town of Ayr. Number 12 is a substantial detached family villa that offers a wealth of family accommodation that will suit a range of prospective buyers. This fantastic home is attractive both internally and externally, with professionally landscaped south-facing garden grounds and a tasteful, luxury interior. There are three public rooms, five bedrooms, a separate utility room, a family bathroom, a luxury en suite and a detached double garage that is currently partitioned to create a home workshop. Viewing is absolutely essential to fully appreciate both the high internal specification and the preferred location of this incredible family home.

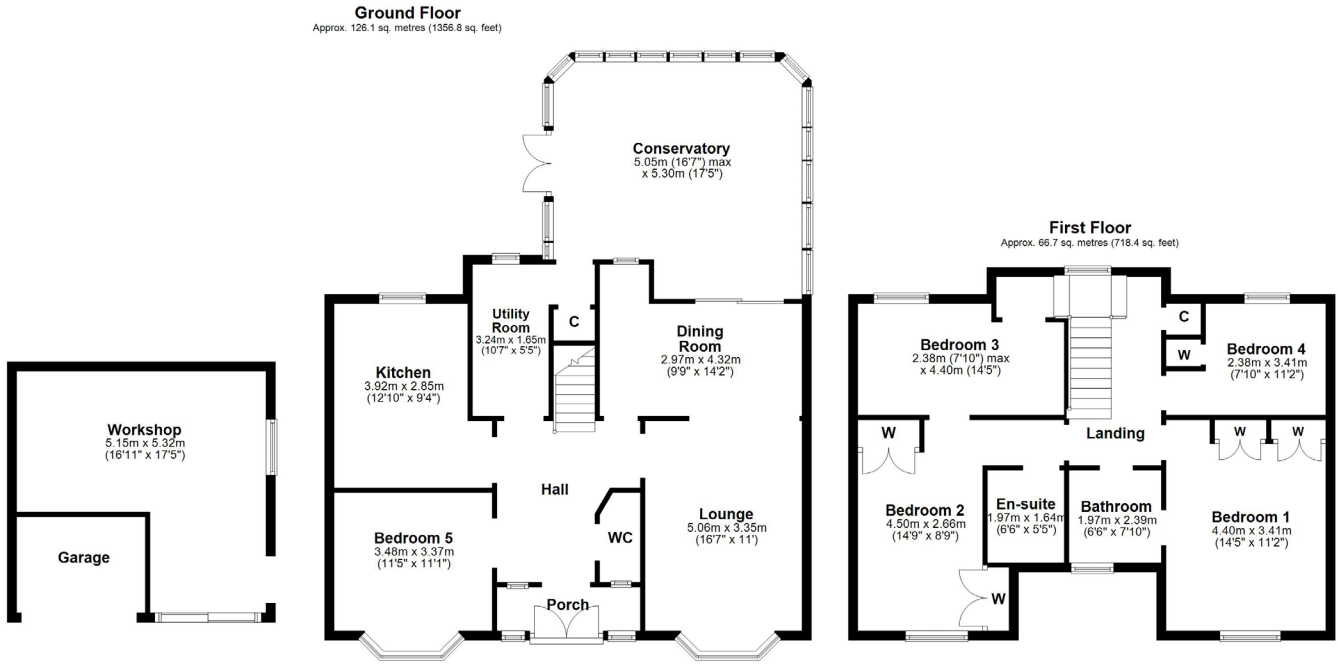
In more detail, the internal accommodation extends to an entrance porch, a welcoming hallway with a downstairs W.C, a downstairs bedroom/ family room, a spacious bay-windowed lounge open plan into a dining room, with sliding patio doors into a large conservatory that opens out onto the garden at the rear, a modern fitted kitchen and a separate utility room with a door leading into the conservatory and an under stairs storage cupboard. A gorgeous staircase with a glass balustrade leads to the upper floor, which has a storage cupboard and loft access, a master bedroom with fitted wardrobes and a Jack n' Jill door leading into the four piece family bathroom suite, a second double bedroom with fitted wardrobes and an en suite shower room, a third double bedroom currently utilised as a sitting room and a fourth bedroom with fitted storage.

Externally there are gardens to the front, laid with lawn and highlighted by a paved pathway and decorative planters. There is a monoblock driveway that leads along the side of the property and round to the rear, allowing parking for a number of vehicles. The rear garden has been beautifully landscaped, with paving, raised shrub borders, artificial turf and outdoor lights. There is a greenhouse located at the side of the property and there is a large double garage situated to the rear, currently fitted as a workshop with light and power and a separate garage store.









Total area: approx. 192.8 sq. metres (2075.2 sq. feet)

Coylton benefits from a number of local amenities, including an excellent primary school, local shops and bus links into Ayr. The market town of Ayr has additional amenities, including shops, primary and secondary schooling, rail links to Glasgow and beyond, restaurants and bars, supermarkets and leisure facilities. Coylton is around 4 miles from the A77, which links to the M77.

AY4125 | Sat Nav: 12 Highpark Road, Coylton, KA6 6QL

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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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