



1 BARCLAUGH DRIVE
COYLTON

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c o r u m



4 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

An impressively spacious detached family villa, nestled adjacent to open countryside on a private plot at the edge of the popular village of Coylton, with modern fixtures and fittings, flexible accommodation and well-tended gardens.

Barclaugh Drive is situated at the edge of the village of Coylton, close to the amenities of the village and only a short drive from the market town of Ayr. Number 1 is set on a generous and private plot, which has an idyllic setting with elevated views across open countryside and across to Arran in the distance, and offers to the market an incredible amount of family accommodation that will suit a range of buyers. With five principal apartments across two floors, two bathroom suites, a separate utility room and a large dining kitchen, the amount of living space on offer is unrivalled and complimented perfectly by private gardens that have a mixture of hard and soft landscaping and sit adjacent to open green space.

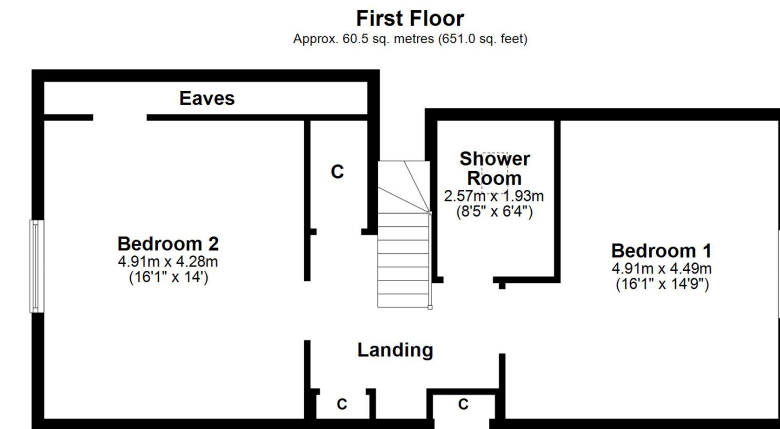
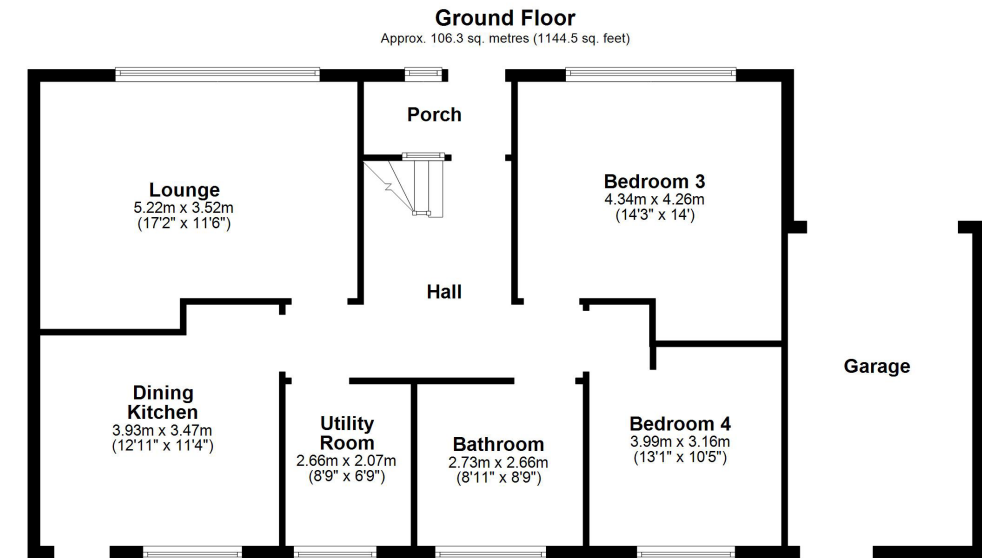
In more detail, the internal accommodation extends to an entrance porch, a welcoming hallway with stairs leading to the upper floor, a spacious lounge, a fitted dining kitchen with a breakfast bar and a door to the rear garden, a separate utility room, a downstairs family bathroom suite with a separate shower cubicle and two downstairs double bedrooms. On the upper floor there is a spacious landing with storage, a shower room suite and a further two double bedrooms. There is also an attached garage to the side.

Externally there are south-facing gardens to the front, laid with a manicured lawn, decorative borders, mature shrubs and trees, a greenhouse and a large driveway laid with decorative aggregate allowing for ample off road parking. There is gated access at the side round to an enclosed side garden, laid with paving, that looks west over open countryside. There is also a rear garden, which is hard-landscaped and laid with low-maintenance in mind.









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 3 miles from the A77, which links to the M77.

AY4132 | Sat Nav: 1 Barclaugh Drive, Coylton, KA6 6HS

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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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