



1 BURTON COTTAGE

DOONFOOT

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A stunning country house with beautifully presented accommodation set in generous gardens extending to approximately 1 acre and enjoying an idyllic setting surrounded by rolling farmland adjacent to Doonfoot.

Burton Cottage is a wonderful country house which has been extended and comprehensively upgraded by the current owners with no expense spared in creating an exceptional home on the edge of the Carrick Hills and within walking distance to local shops and Doonfoot Primary School. The extensive accommodation will suit a variety of potential purchasers including families and those clients seeking all on the level accommodation without compromising on space.

The level of fixture and finish is excellent including a fully fitted kitchen with integrated appliances and centre island, vaulted ceilings in both the entrance vestibule and formal lounge, oil central heating with underfloor heating throughout, luxury sanitary ware, alarm system, quality floor coverings, double glazing throughout and neutral decoration.

In summary the accommodation extends to, an entrance vestibule, reception hallway, formal lounge room with feature fireplace and inset wood burning stove, family room, open plan kitchen/dining/sitting room, utility room and five bedrooms including a master suite with dressing room and en-suite shower room. Bedroom 2 also features a three piece en-suite shower room. Completing the accommodation is a family bathroom.

Externally the property is accessed via gated entry onto a long resin driveway (with lighting) which proceeds past the front of the property and culminates in the integral double garage. The garage has twin automatic doors and a separate loft space from the main house which is accessed via a pull down ladder and has power and lighting. There is an external EV charging point adjacent to the garage. The gardens surrounding the property are predominantly laid to lawn with a number of patio areas, raised borders, fire pit with surrounding seating. In addition there is a small stream running through the grounds.





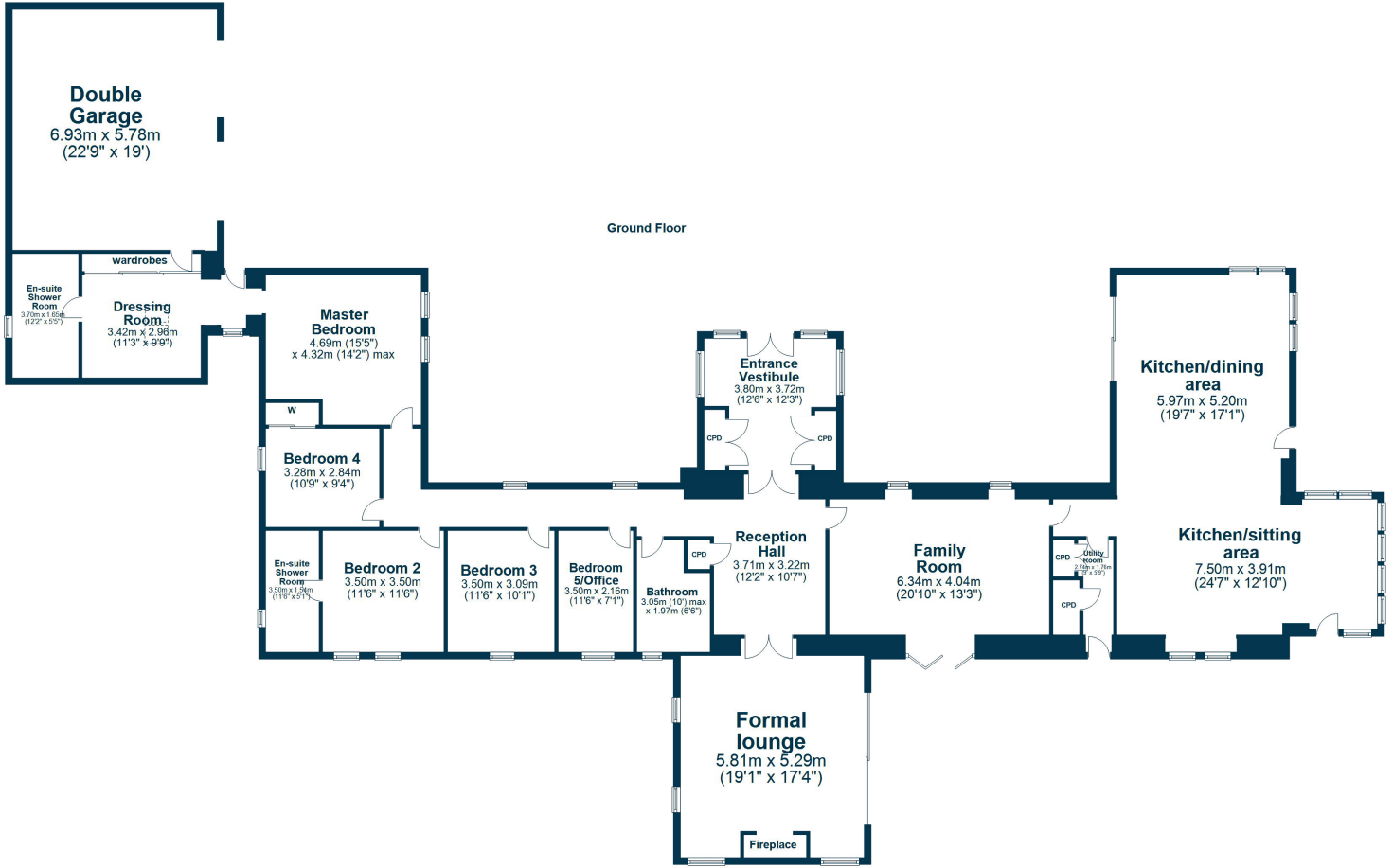
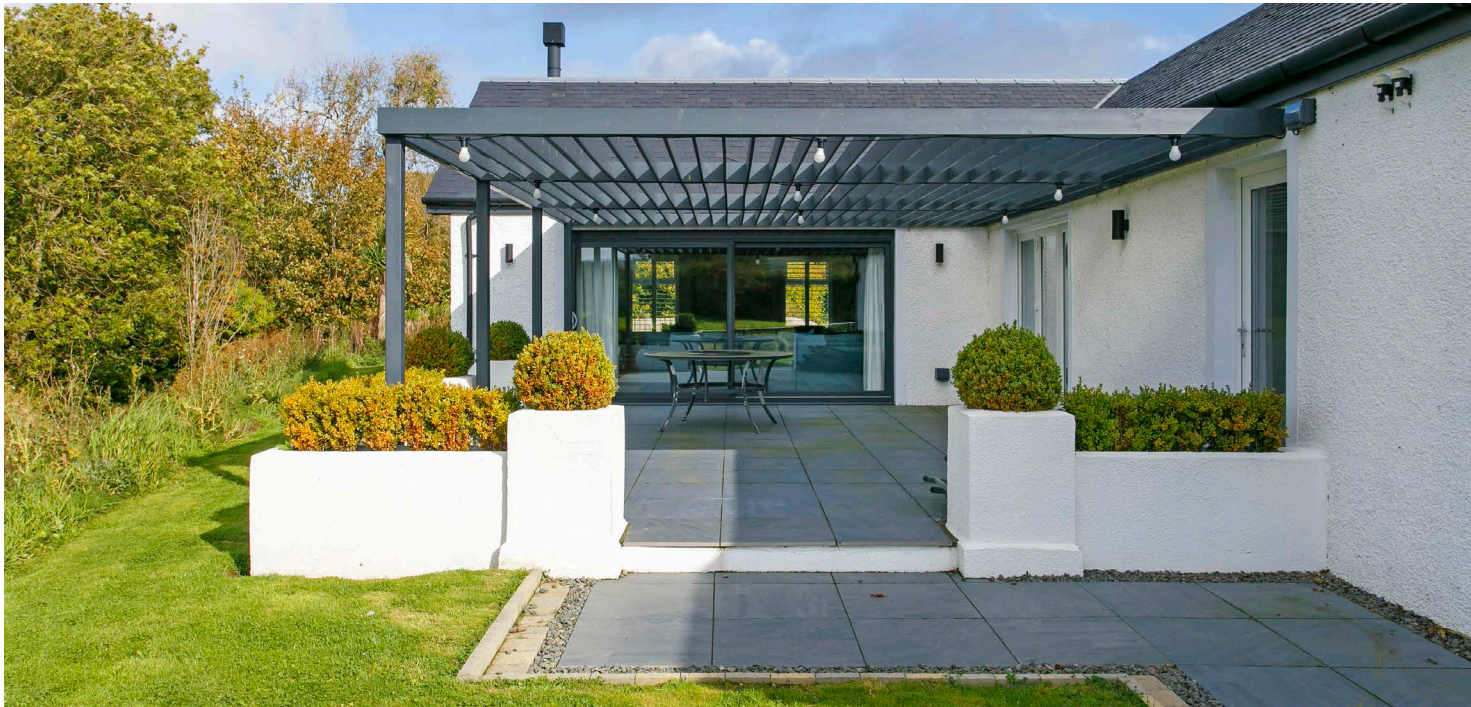












Burton Cottage enjoys an idyllic and very private position surrounded by farmland and countryside approximately 0.5 miles south of Doonfoot and the historic village of Alloway, birthplace of Robert Burns. Situated at the foot of the Carrick Hills the property is surrounded by rolling Ayrshire countryside and within easy reach of Ayr town centre which provides a comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

AY4687 | Sat Nav: 1 Burton Cottage, Doonfoot, Ayr, KA7 4JL

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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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