



**SEBRING**

6 SKERNIELAND ROAD FENWICK

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

**Detached cottage set within the conservation village of Fenwick**

Sebring is an interpretation of a traditional country cottage which was built during the 1960's and in the last four years has undergone significant upgrading, refurbishment and redesign.

The house is distinguished by its classic cottage appearance, has recently been re-roughcasted, a new roof system in addition to newly installed double-glazed windows, a modern gas central heating system and inside and out has been significantly improved and upgraded by the present owners.

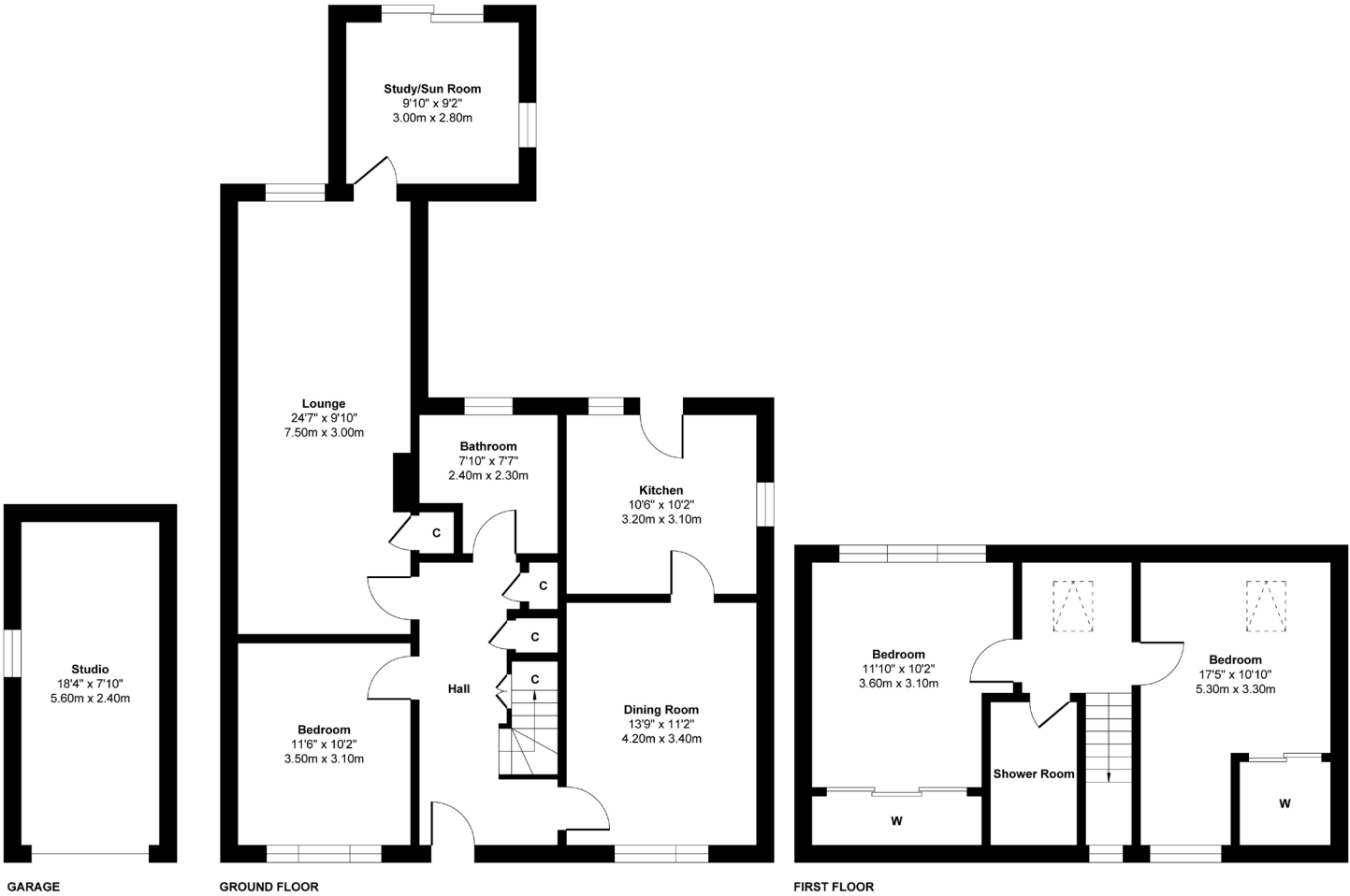
Double glazed composite door leading into traditional reception hallway where there is generous storage provided, large rear facing principal lounge with feature double glazed picture window overlooking gardens and focal point fireplace and accessed off the lounge there is a rear garden room/home office. The ground floor provides a dining room which is set adjacent to fully integrated, modern kitchen with direct access to gardens, ground floor double sized bedroom and the ground floor is completed by a fully upgraded and refitted modern bathroom suite with tiling and separate shower enclosure. A traditional staircase leads to spacious upper landing where there are two great sized double bedrooms, both with built-in storage and a modern shower room/WC is accessed off the landing.

Driveway to the side of the property with fully enclosed and gated rear gardens with patio area, particularly large lawn area and the garage has been converted professionally into a garden studio which would be an ideal gym, working from home space, treatment room, dog grooming studio etc.









The property is superbly placed for communication links to Ayrshire and Glasgow. The high amenity suburb of Newton Mearns lies approximately 9.5 miles away (approximately 14 minutes' drive). Fenwick itself is a village in East Ayrshire and following the extension to the M77 road network provides excellent communication links. The village offers a local post office, delicatessen, village store, the Fenwick Hotel and the Kings Arms pub in addition to local primary school which has been recently extended with new gym hall installed. Local events include the annual Fenwick Gala Cricket match, along with regular events at the Fenwick Hotel. The property is approximately 15 miles drive to Prestwick International Airport and is approximately 20 minutes' drive to Silverburn shopping centre.

**NM4407** | Sat Nav: 6 Skernieland Road, Fenwick, KA3 6EQ

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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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