



3 GUTHRIE'S GROVE

FENWICK

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An immaculate modern detached villa with a luxurious level of fixture and finish and south facing gardens all located within a quiet cul-de-sac on the edge of the village.

Number 3 occupies an enviable position within a quiet residential cul-de-sac with good sized south facing gardens (which enjoy a high level of privacy) and stylish, flexible accommodation extending to 8 principle apartments perfectly suited to the family market.

The property is presented in walk-in condition and enjoys all the benefits of a new home including a modern fitted kitchen with integrated appliances, luxury sanitary ware, fitted wardrobes in all four bedrooms, generous storage, triple glazing apart from the patio doors which are double glazed, two solar panels hot water and gas central heating with a 'Vokera' boiler.

In summary the accommodation extends to, on the ground floor, a welcoming reception hallway with front facing formal lounge, open plan kitchen/dining/family room with bay window and patio doors to the rear, sitting room (alternatively bedroom 5) and useful utility room with two piece wc off. Upstairs there is a spacious landing with space for a home office and access to four well proportioned double bedrooms. The master bedroom has a three piece en-suite shower room and walk in wardrobe space. Completing the accommodation is a four piece family bathroom.

Externally the property is set in sizeable gardens which are predominantly laid to lawn with well stocked shrubbery borders. To the side there is a double block paved driveway culminating in the double garage with courtesy door to the side, rafter storage, lighting and twin up and over doors. The garden shed will be included in the sale.

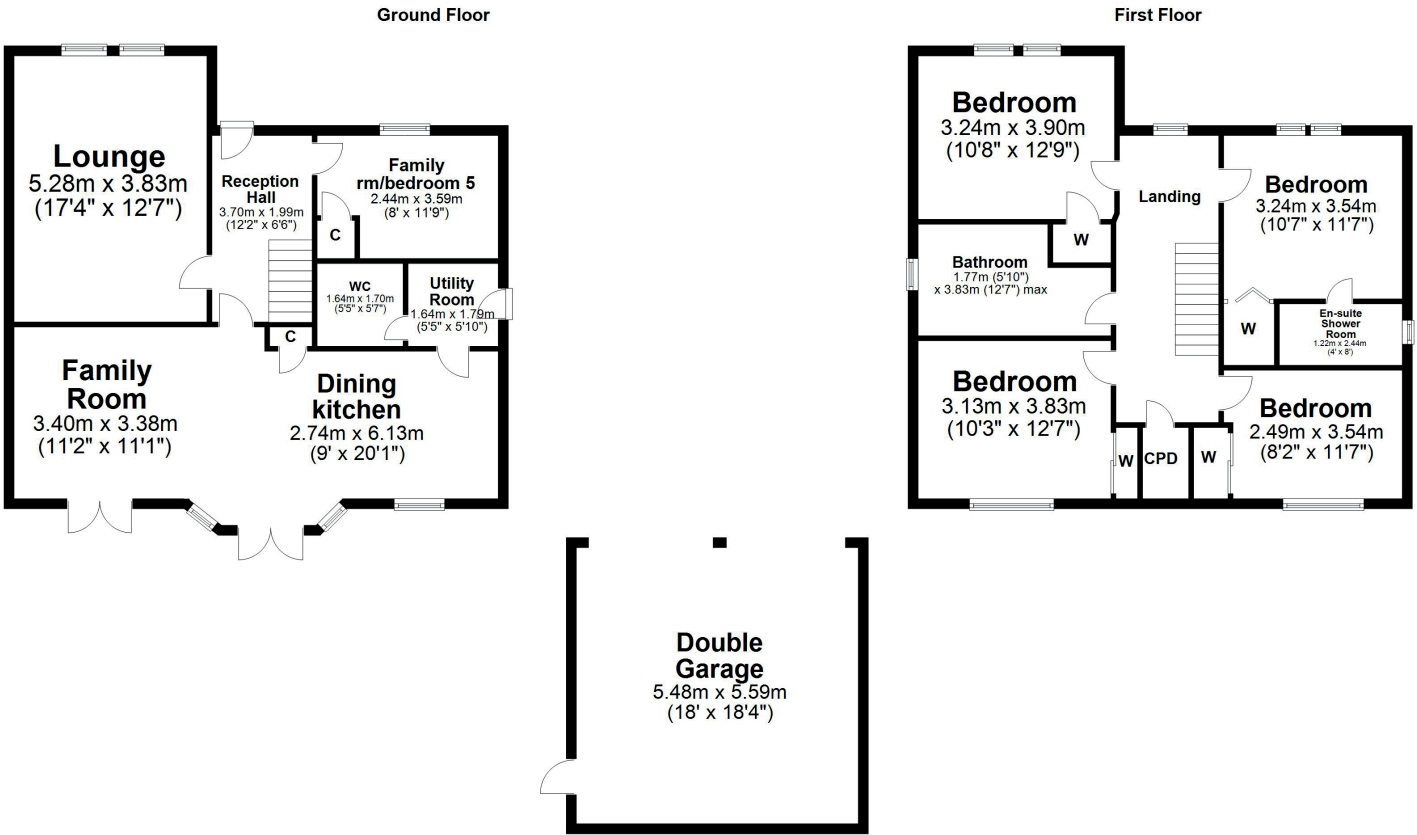












The property is superbly placed for communication links to Ayrshire and Glasgow. The high amenity suburb of Newton Mearns lies approximately 9.5 miles away (approximately 14 minutes' drive). The conservation village of Fenwick itself is in East Ayrshire and following the extension to the M77 road network provides excellent communication links with regular bus links. The village offers a pharmacy, hairdresser, holistic therapist, deli/coffee shop and the Fenwick Hotel and the Kings Arms pub in addition to an excellent local primary school. The property is approximately 15 miles drive to Prestwick International Airport, Troon beach and is approximately 15 minutes drive to Silverburn shopping centre.

TR2003 | Sat Nav: 3 Guthrie's Grove, Fenwick, KA3 6GH

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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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