



8 WESTGATE

BALLOCHMYLE, MAUCHLINE

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A magnificent, architecturally styled modern villa offering over 2,500 sq ft of pristine family living, set within the exclusive Ballochmyle Estate. With landscaped gardens, a detached double garage, and a luxurious interior featuring five versatile rooms, two en suites, and a new modern kitchen, Number 8 is a rare opportunity to acquire a home of scale, quality, and contemporary elegance.

Tucked away at the end of an exclusive cul-de-sac in the prestigious Ballochmyle Estate, 8 Westgate is a statement in modern family living. Designed with style, space, and versatility in mind, this outstanding detached villa offers approximately 2,500 sq ft of beautifully appointed accommodation, all set within substantial private gardens that include a detached double garage, expansive driveway, and a luxurious timber summer house with hot tub area.

The home is presented in immaculate condition and arranged across two spacious levels, with a layout that flows effortlessly for both entertaining and everyday family life. Upon entering, a broad and welcoming reception hall offers an immediate sense of space and sophistication, complete with an oak staircase and tiled underfloor heating and the underfloor heating extends throughout the property. To the front, a formal lounge with feature fireplace provides a refined setting to relax, while the sitting room doubles as a flexible fifth bedroom or home office.

The heart of the home is the open-plan dining kitchen featuring a bespoke design, centre island, integrated appliances, and breakfast bar, with patio doors opening directly to the rear garden. A separate utility room and WC complete the ground floor.

Upstairs, a spacious landing leads to four generous double bedrooms, all with fitted wardrobes. The principal suite has a luxury en-suite shower room, while bedroom two also enjoys its own private en suite. A luxurious four-piece family bathroom completes the upper level. The large loft space, accessed by pull-down ladder, provides excellent storage.

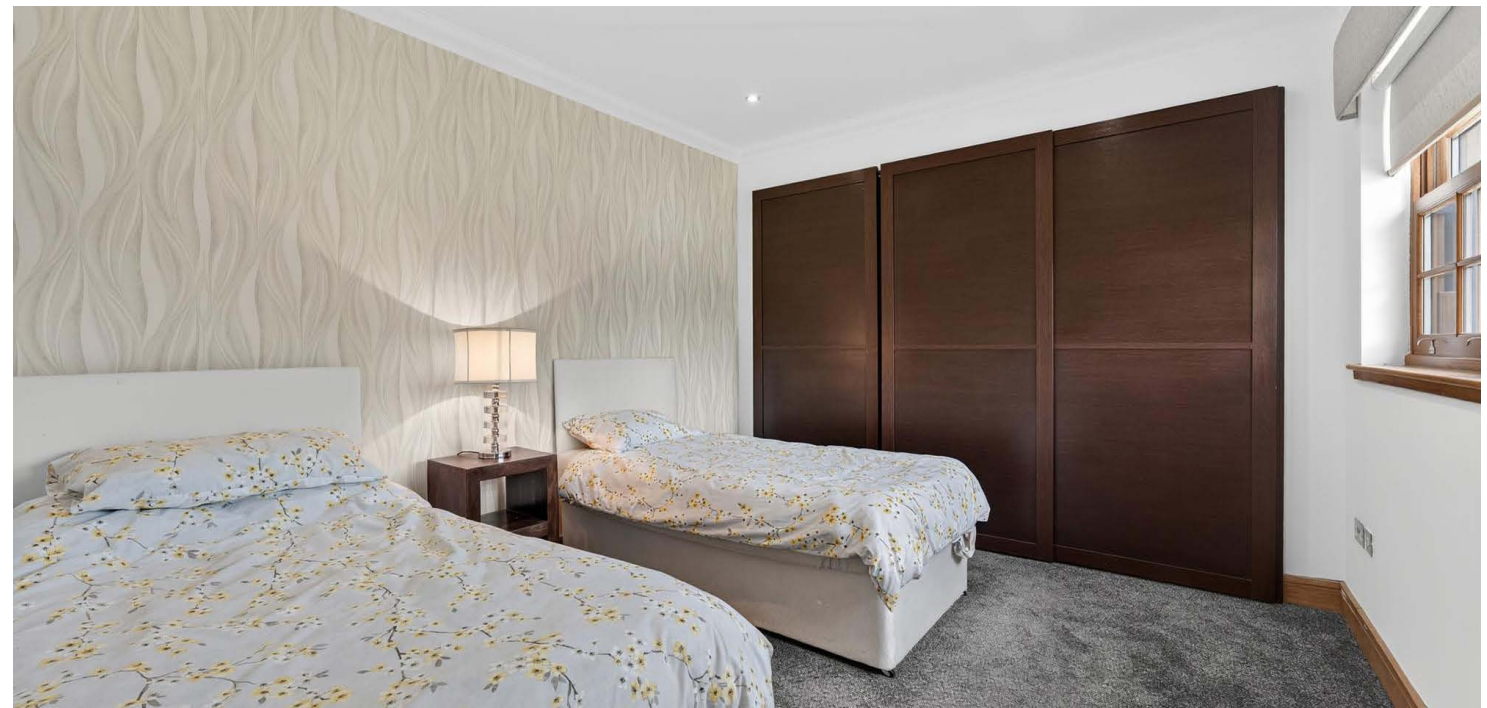
Externally, the home is set on a generous plot with a block-paved driveway for several vehicles and a detached double garage with twin electric doors. The fully enclosed rear garden is perfect for families, with expansive lawn, full-width patio and the added benefit of a timber-built summer house, which could be used as a home gym and wellness retreat, complete with hot tub zone. Every detail of this home reflects quality and care, offering a turnkey opportunity in one of East Ayrshire's most desirable addresses.



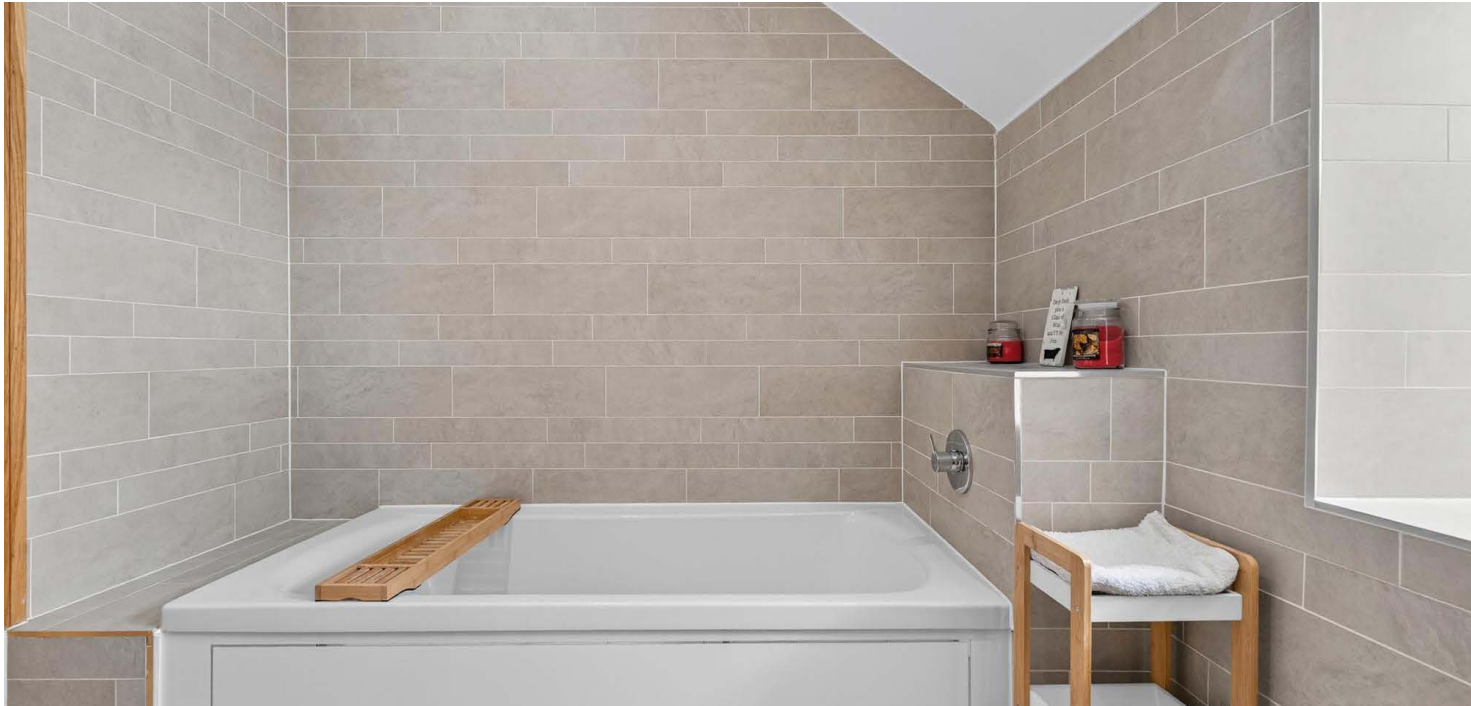


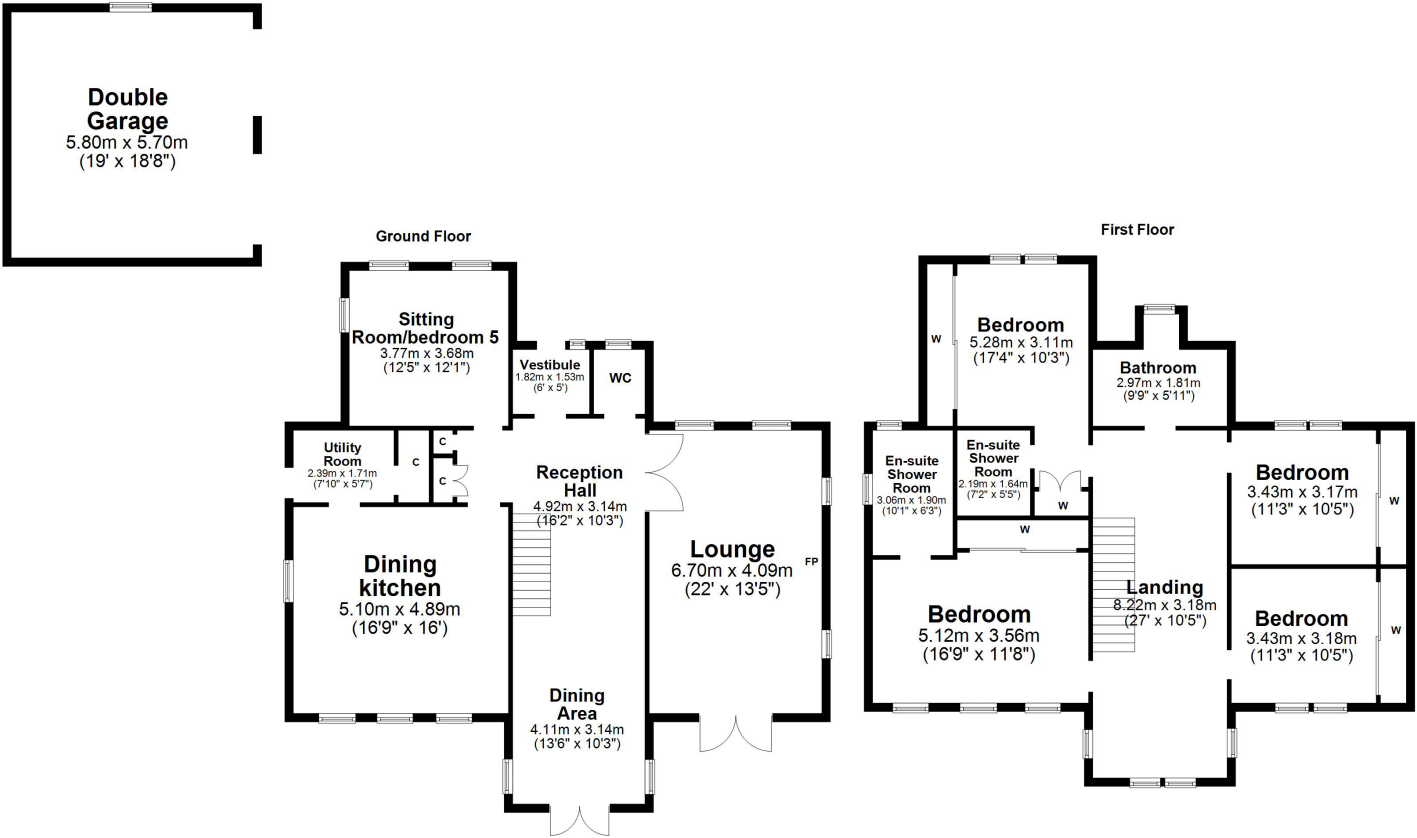
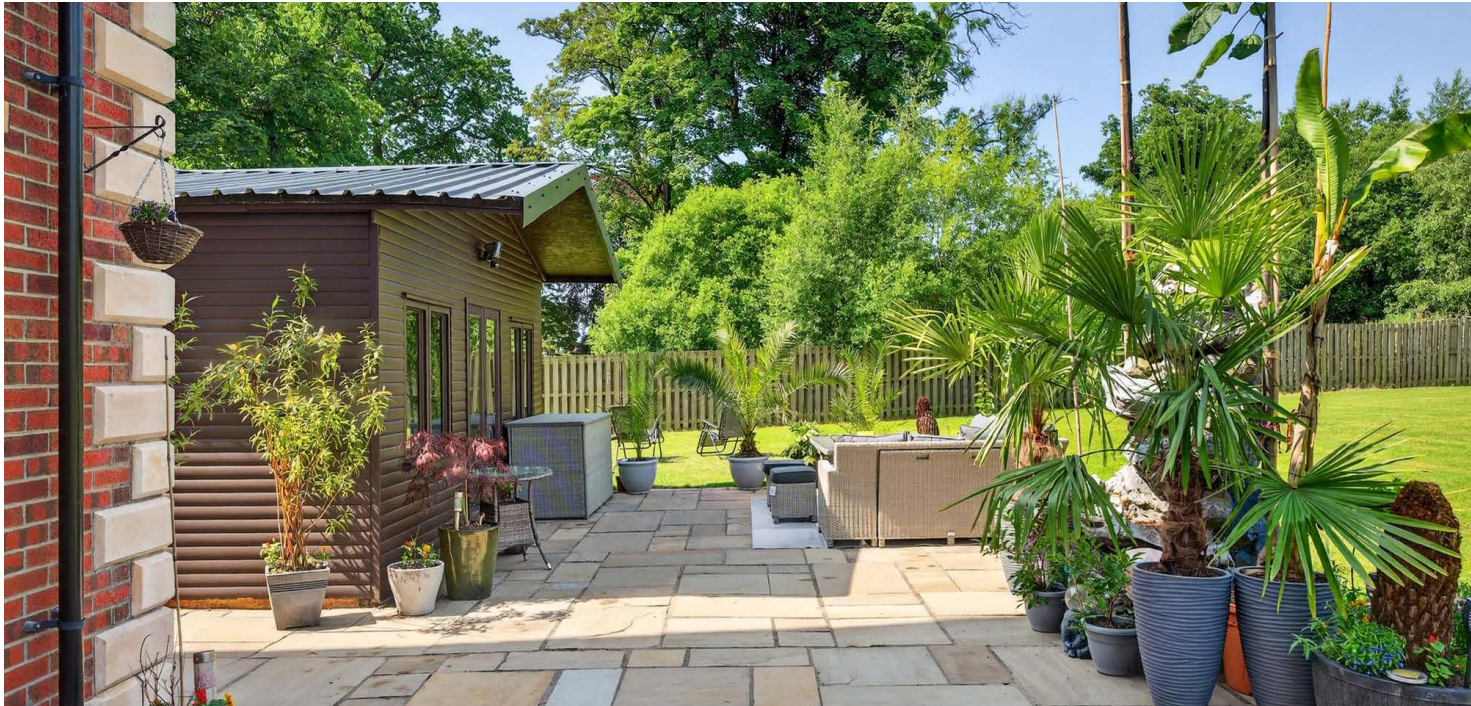












Ballochmyle is an exclusive residential enclave on the edge of Mauchline, offering a peaceful countryside setting with easy access to local amenities and commuter links. Just 11 miles from Ayr and its beautiful coastline, and around 36 miles from Glasgow city centre, the location strikes the perfect balance between rural tranquillity and urban convenience.

The property is within easy reach of Mauchline's town centre, where you'll find independent shops, cafes, and everyday essentials. For larger supermarkets and high-street retailers, Ayr and Kilmarnock both offer extensive retail parks and services, including Tesco, M&S, and Sainsbury's. Transport links are excellent. The nearest train stations are in Auchinleck and Kilmarnock, both providing direct rail services to Glasgow Central. By road, the A76 connects you quickly to the A77/M77, making commuting to Glasgow and beyond seamless.

Families are well-served with local schools, green space, and the picturesque Ballochmyle Golf Club nearby. Whether you're commuting, raising a family, or simply seeking a luxurious countryside lifestyle, Ballochmyle offers the perfect base.

TR2010 | Sat Nav: 8 Westgate, Ballochmyle, Mauchline, KA5 6LN

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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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