

West Thorntoun Development

SPRINGSIDE, EAST AYRSHIRE, KA2 0BH

**SHOW HOME
NOW OPEN**



*Striking three-bedroom detached houses in the
semi-rural location of West Thorntoun*



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We are delighted to bring to the market these striking three-bedroom detached designer homes, The Rannoch, enhanced with double dormer windows, and The Airth boasting a stunning cathedral window, both formed over a floor and a half and will make the ideal home for a variety of purchasers. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



A welcoming hallway leads to all apartments on this level with the formal open-plan lounge, dining room and kitchen thereafter. A set of doors from this zone allows you to invite the outside in.

THE KITCHEN/DINER

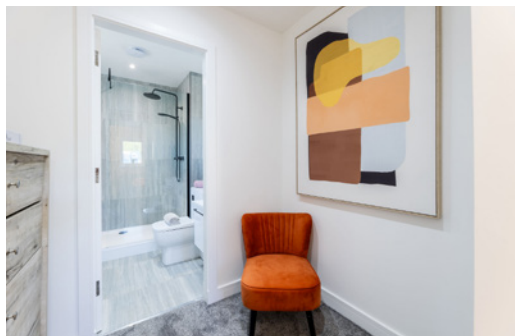


The kitchen has a quality range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace that is further complemented by a host of integrated appliances. It is easy to imagine the evenings of fine dining this zone will play host to. The useful utility room is just off the kitchen.



The bright and airy master bedroom is pleasantly located on this level and is further enhanced with an impressive en-suite and dressing room as well as space for additional free-standing furniture if required. A WC completes the accommodation on the ground floor.

THE MASTER BEDROOM



THE WC



A WC completes the accommodation on the ground floor.

Journeying upstairs, where the crisp and contemporary styling continues, you will discover a further two large, bright and airy bedrooms, both of which offer a range of furniture configurations and space for additional free-standing furniture. A stunning four-piece family bathroom suite complemented with a stand-alone bath and separate walk-in shower completes the impressive accommodation internally.



THE BATHROOM



BEDROOM 2



BEDROOM 3



Externally, there are private front and rear gardens with a driveway providing off-road parking.

EXTERNALS



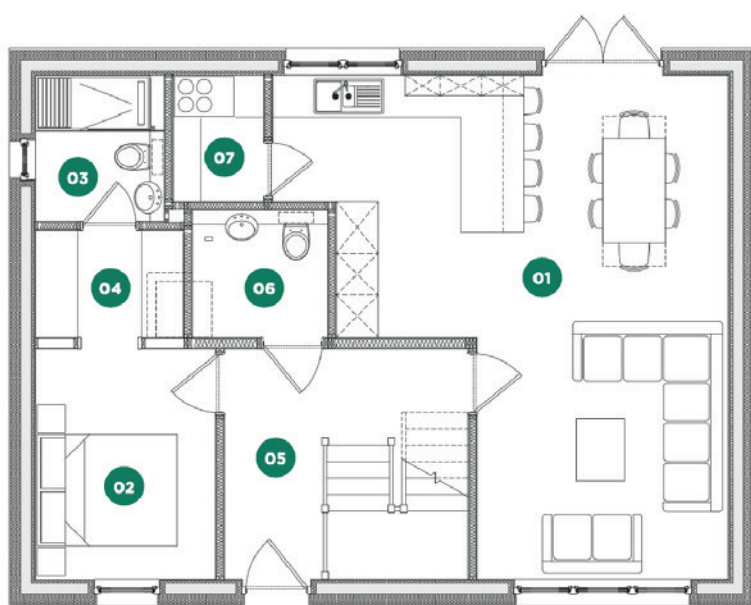
Internal Features

- Recessed illuminated gallery panel in the staircase wall
- Luxury bathrooms including sanitary ware as well as floor and wall tiling
- Glideaway pocket door to the lounge
- Full height triple-glazed window in the lounge
- Designer kitchen with integrated lighting in the floor, worktops and units
- Integrated breakfast bar
- Designer appliances, including integrated induction hob, double oven, microwave oven, washing machine, dishwasher and of course, wine chiller
- Large walk-in en-suite shower
- 4-piece luxury bathroom (upstairs) featuring bath, shower, basin and toilet
- Large double/king-sized bedrooms with integrated wardrobes and extensive storage in eaves space

FLOOR PLAN & DIMENSIONS

The Rannoch

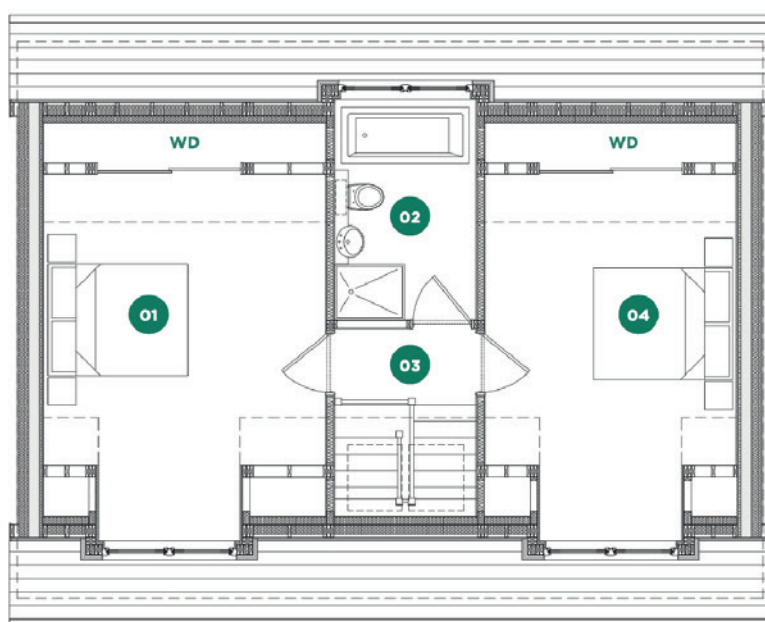
3 Bedroom | 1745 ft² / 162m²



Ground Floor

GROUND FLOOR

01	Kitchen Dining Sitting	21.42 x 23.68 ft (6.53 x 7.22 m)
02	Bedroom 1	8.43 x 10.79 ft (2.57 x 3.29 m)
03	En-Suite	6.03 x 6.88 ft (1.84 x 2.10 m)
04	WC	6.92 x 4.98 ft (2.11 x 1.52 m)
05	Hall/Stair	11.45 x 10.79 ft (3.49 x 3.29 m)
06	Bathroom	6.36 x 5.93 ft (1.94 x 1.81 m)
07	Utility	4.26 x 5.93 ft (1.30 x 1.81 m)



1st Floor

FIRST FLOOR

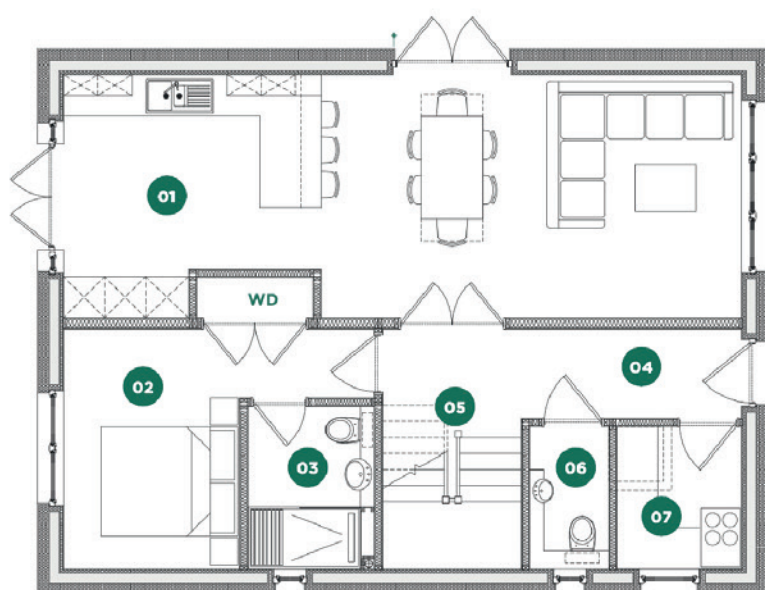
01	Bedroom 2	13.25 x 13.68 ft (4.04 x 4.17 m)
02	Bathroom 2	6.66 x 9.97 ft (2.03 x 3.04 m)
03	Hall	3.57 x 3.28 ft (1.09 x 1.00 m)
04	Bedroom 3	11.81 x 17.22 ft (3.60 x 5.24 m)

FLOOR PLAN & DIMENSIONS

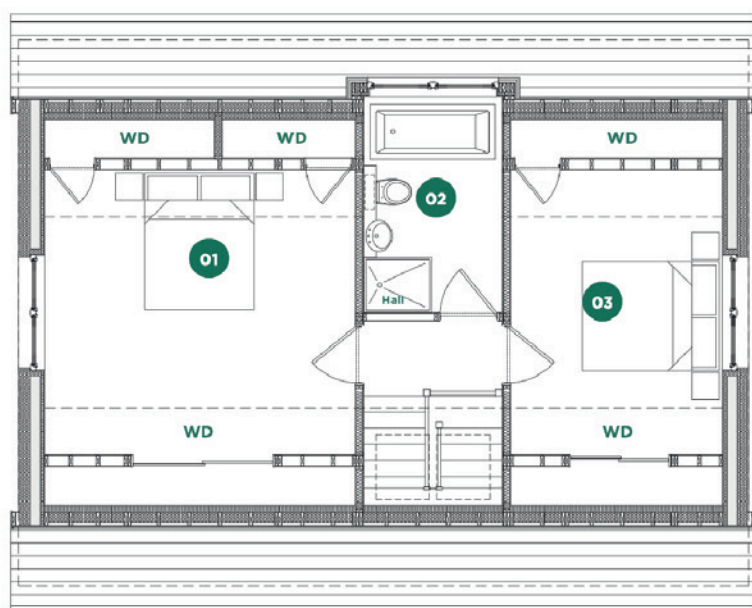
The Airth

3 Bedroom | 1745 ft² / 162m²

GROUND FLOOR



01	Sitting/Dining/Kitchen	32.54 x 11.64 ft (9.92 x 3.55 m)
02	Bedroom 1	8.43 x 11.45 ft (2.57 x 3.49 m)
03	En-Suite	6.03 x 7.77 ft (1.84 x 2.37 m)
04	Hall	17.22 x 3.93 ft (5.25 x 1.20 m)
05	Hall/Stair	6.66 x 11.45 ft (2.03 x 3.49 m)
06	Bathroom	3.77 x 7.05 ft (1.15 x 2.15 m)
07	Utility	5.97 x 7.05 ft (1.82 x 2.15 m)



FIRST FLOOR

01	Bedroom 2	14.89 x 13.68 ft (4.54 x 4.17 m)
02	Bathroom	6.66 x 10.33 ft (2.03 x 3.15 m)
03	Bedroom 3	10.17 x 13.68 ft (3.10 x 4.17 m)

1st Floor

SITE PLAN & MAP



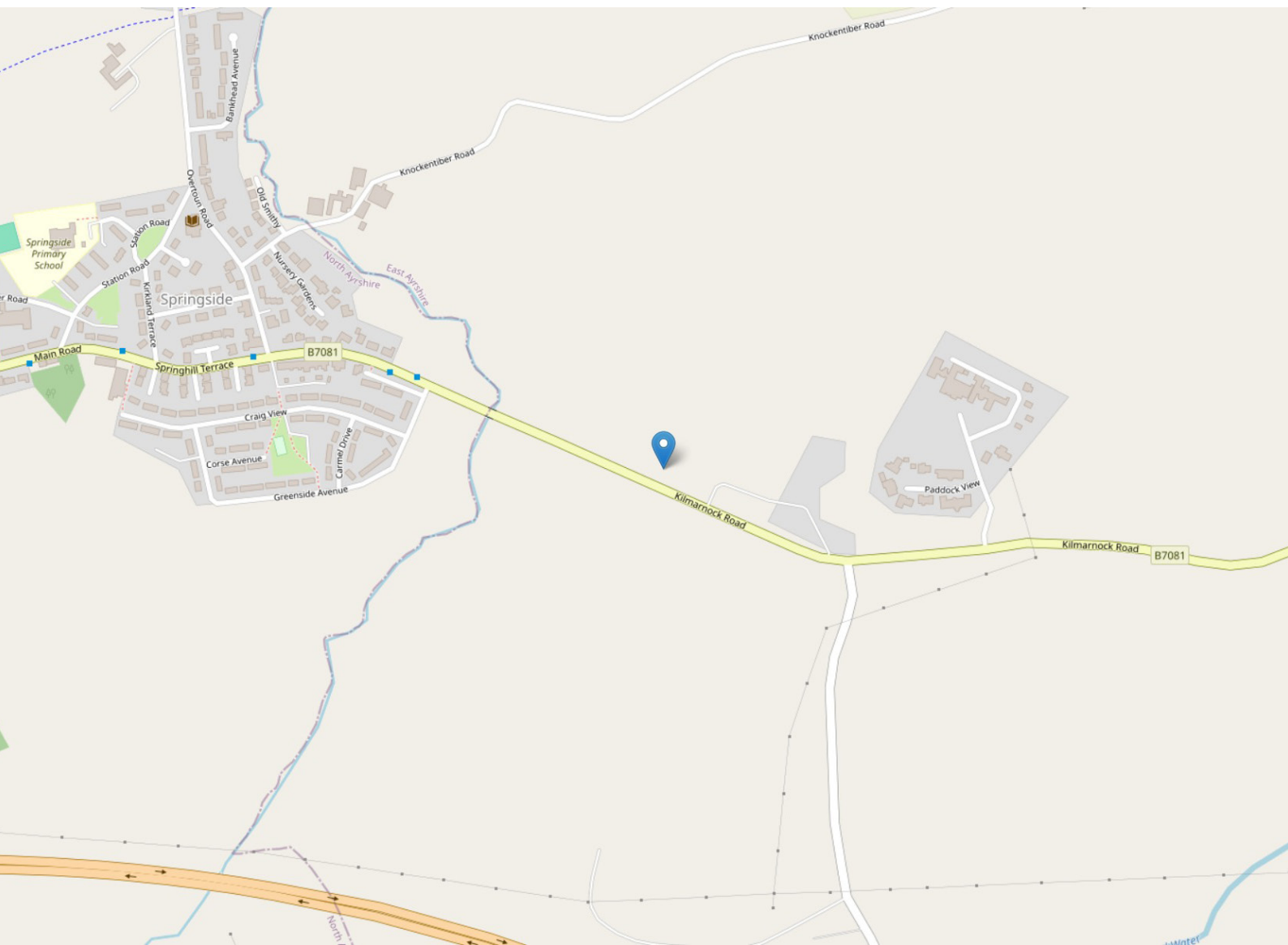
The Airth



The Rannoch

West Thorntoun Site Map

Rural, but not quite rural, West Thorntoun sits between the large towns of Kilnarnock and Irvine near the villages of Dreghorn and Crosshouse. It is a small boutique development of only ten 3 bedroom detached homes. Close to all amenities but surrounded by beautiful Ayrshire countryside.



THE LOCATION

This boutique development of only ten detached houses is tucked away in the semi-rural location of West Thorntoun. It sits on the outskirts of Kilmarnock and Irvine and offers peace and tranquillity, yet within a short drive of a range of amenities. Excellent transport connections in the area make it a very convenient commuter location. The M77 is 5 minutes by car with a further 20 minutes to Glasgow. Kilmarnock railway station is also a 5-minute drive away with a regular half-hourly service getting you into the city in around 35 minutes. Stagecoach West Scotland and a local bus network keep you connected with the area's towns and villages. Glasgow Airport and Prestwick are both within easy driving distance.





Both towns' facilities offer plenty of shopping options, including Irvine's Rivergate, which is Ayrshire's largest shopping centre. All the national supermarkets are well represented in both towns, as well as independent boutiques and familiar high street brands. There is also a great choice of local pubs, restaurants, and cafés all across the surrounding areas. An ideal location for families, West Thornton benefits from close proximity to some highly regarded primary and secondary schools, including Crosshouse and Annanhill Primary, and Grange Academy Secondary School and Park School, providing both primary and secondary education.

The Ayrshire coast is well-known for its beaches, including Irvine. Its long sandy beach and dunes take in stunning views across the Firth of Clyde to the Isle of Arran. All of Ayrshire's world-famous golf courses are within easy reach, including Royal Troon and Turnberry

In Irvine, the Portal is the town's focal point for exhibitions, events, sports and leisure. In Kilmarnock, the Galleon does similar with a family pool, ice rink and more. For film goers, the Odeon Cinema is close by in Kilmarnock.

University Hospital Crosshouse is a large district general hospital, just a few minutes from the development.



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