



*The Crauford*

CAIRN MANOR  
CUMNOCK, EAST AYRSHIRE, KA18 1GZ





Cairn Manor is a stunning new development of wonderfully detailed homes by the highly regarded Barony Developments, situated at Cairn Road, Cumnock, backing on to the beautiful Ayrshire countryside. This exclusive development has a selection of twenty design inspired homes that offer an unrivalled specification and introduces a whole new choice of stylish family living in this idyllic part of Ayrshire.

Cumnock sits at the confluence of the Glaisnock Water and the Lugar Water and is blessed with a rich cultural and industrial history. Robert Burns took inspiration for many of his works here and William Wallace took the seat of Patrick Dunbar in the area in 1296.

With a countryside outlook yet only a five minute walk to the town centre, this unique development of modern family homes defines affordable luxury and offers convenience to Ayr and

Kilmarnock via good road links and rail at the nearby Auchinleck train station. Education in the town has been given a huge boost with news of a £62 million new super school, which will take pupils from nursery school right through to further education. The Dumfries House Estate projects, which were started by The Prince of Wales, have also been a boost to local education, training and employment in the community.

For those interested in sporting, leisure and recreational facilities, the location of Cairn Manor could not be better. The town has a rugby club, junior football club, athletics park and is close to many of Scotland's leading golf courses. The surrounding area also boasts many beautiful glens and riverside walkways. Ideally located on the edge of the town, Cairn Manor ensures that residents are perfectly placed to enjoy all the superb facilities that this wonderful part of Ayrshire has to offer.



The Crawford is a striking four bedroom semi-detached townhouse built by quality house builder Barony Developments and situated in an exclusive development which would make an ideal home for a wide variety of purchasers. Inside the stunning property, you will find exceptional design and an inspired layout over three levels. The property itself provides a highly successful marriage of proportioned rooms which is fit for today's modern living. Great emphasis has been placed on the design and creation of easily managed free-flowing spaces, flooded with light and bright airy rooms throughout.

A welcoming hallway on the ground floor leads to all rooms on this level. The impressive formal lounge is flooded with natural light and is pleasantly located to the front of the property. The dining kitchen is beautifully presented and includes a choice of modern floor and wall mounted units along with a choice of striking worktops, which provides a fashionable and efficient workspace that will be complete with a host of integrated appliances. It is complimented with a set of doors giving you access to the rear garden, providing a safe environment for children. Careful consideration has been given to storage space which

comes in abundance throughout the property. The Ground floor has storage under the stairs accessed from the kitchen and a large store located in the hall.

The first-floor level consists of three bright and good sized bedrooms. All of the bedrooms are further enhanced with the option to add built-in wardrobes, offering excellent storage space. A hall cupboard for storage and a modern family bathroom suite with a separate bath and shower completes the accommodation on this level. The second floor boasts the large bright and airy master bedroom featuring an envious en-suite and is also complimented with built-in wardrobes.

Externally, you will find each property is well spaced out providing a real sense of space not often seen in new developments. To the front of the property, there is a large block paved driveway providing off-street parking. To the rear of the property, you will find a generous garden, providing a safe environment for children and a great spot to spend a summer's night with friends and family. The property is highly energy efficient and has both gas central heating and double glazing creating a warm, yet cost effective way of living all year round

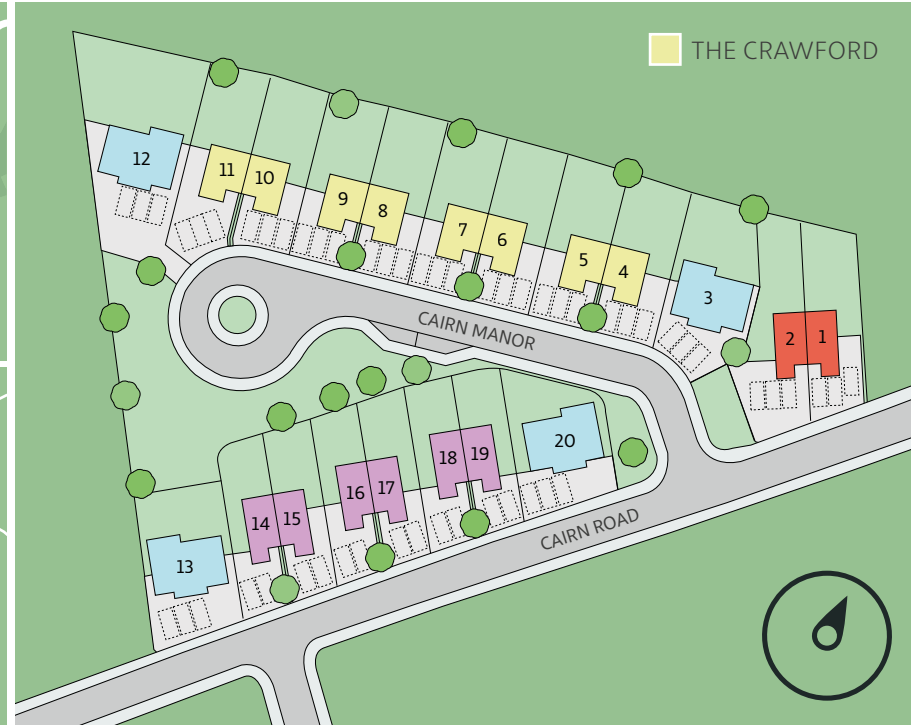
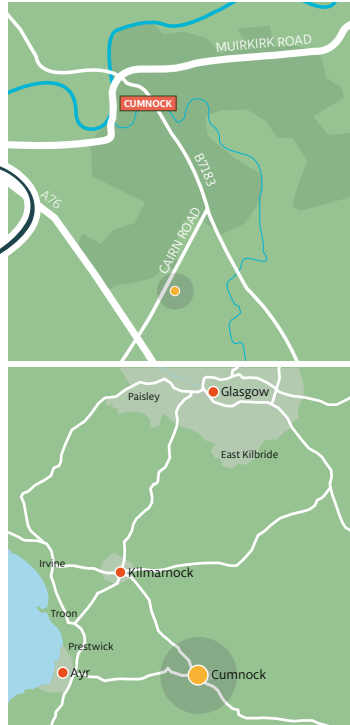


- High quality kitchen units with choice of doors, handles, work tops and upstands
- Integrated appliances to include gas hob, electric oven and extractor hood
- Contemporary white sanitary ware with chrome fittings
- Extensive choice of wet wall to showers, tiling above baths and tiled splash back above sinks
- Internal walls and ceilings painted white throughout
- Mains supply smoke detectors and CO detectors
- Moulded skirting and architraves
- Painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Gas central heating
- All front gardens to be turfed. Rear gardens topsoiled
- Composite front doors
- UPVC double glazed windows with lockable system
- Boundary fencing to side and rear
- Feature external lighting to front and rear doors
- Driveways tastefully finished in mono block paviors
- NHBC 10 year warranty



# Details

LOCATION,  
FLOOR PLAN,  
DIMENSIONS



## GROUND FLOOR

Entrance Hall with separate WC	
Lounge	4.46 × 3.74m
Kitchen   Dining	6.56 × 2.91m
Utility	

## FIRST FLOOR

Bedroom 2	2.91 × 2.88m
Bedroom 3	3.74 × 3.31m
Bedroom 4	2.91 × 2.88m
Bathroom	3.88 × 1.63m

## SECOND FLOOR

Master Bed	4.87 × 4.06m
Ensuite	2.41 × 1.76m
Dressing	

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