

# 25 Fowld's View

FENWICK, KILMARNOCK, KA3 6GF



*A tastefully decorated four-bedroom detached house, with the added bonus of a garage*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



We are delighted to offer to the market this spacious and beautifully presented four-bedroom, detached villa, split over two levels offering excellent family accommodation, tucked away in a popular pocket of Fenwick.

The property would be an ideal purchase for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

# THE LOUNGE



Once inside, discerning purchasers will be greeted with a first-class specification. The formal lounge is pleasantly located at the front of the property and is flooded with natural light. This room is the perfect place in which to unwind after a hard day.

# THE KITCHEN



The kitchen/diner has a quality range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances, making this the ideal zone for an aspiring chef, especially when entertaining friends and family. A useful utility room can be found thereafter. The WC completes the accommodation on this level.



# THE UTILITY & WC



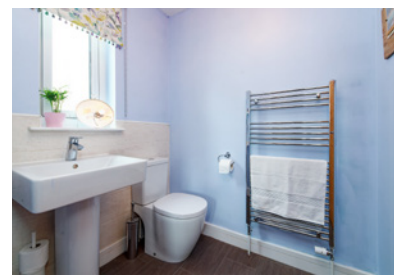
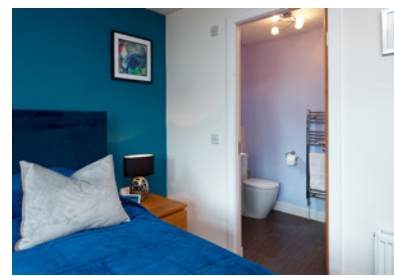


Journeying up to the first-floor level, the accommodation offers four well-proportioned bedrooms, all of which are bright and airy with a range of furniture configurations with space for additional free-standing furniture if required. The master bedroom is further complimented with an impressive en-suite. Any of the bedrooms could be transformed into a wide variety of things such as a study/office for those requiring working-from-home arrangements. A stunning three-piece family bathroom suite completes the accommodation on this level.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





# BEDROOM 4



Externally the property has a private front and rear garden, with a driveway providing off-road parking and a garage thereafter. The garden to the rear is fully enclosed and provides a safe environment for children and is a real suntrap in the summer months. Many a summer's evening will be spent in this zone enjoying the peace and quiet.

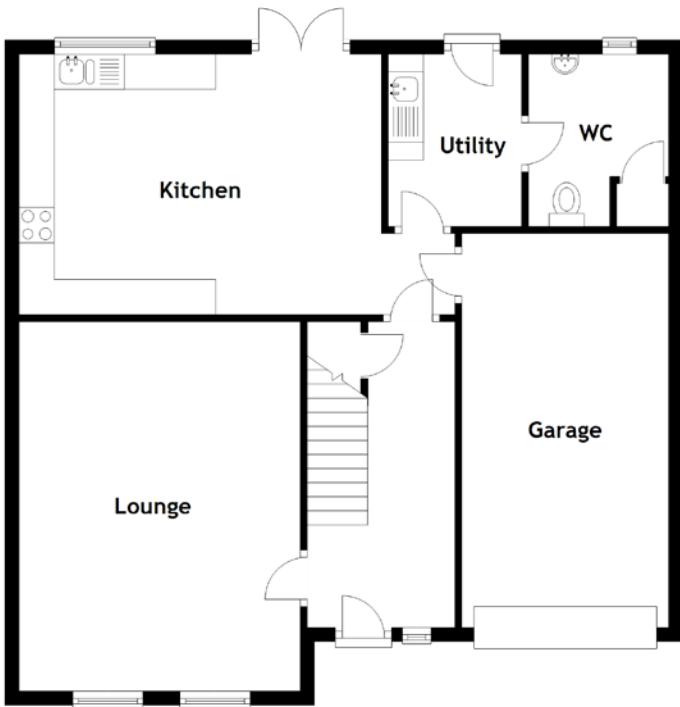
The property has gas central heating, double glazing and solar panels helping to ensure a warm, yet cost-effective living environment all year round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



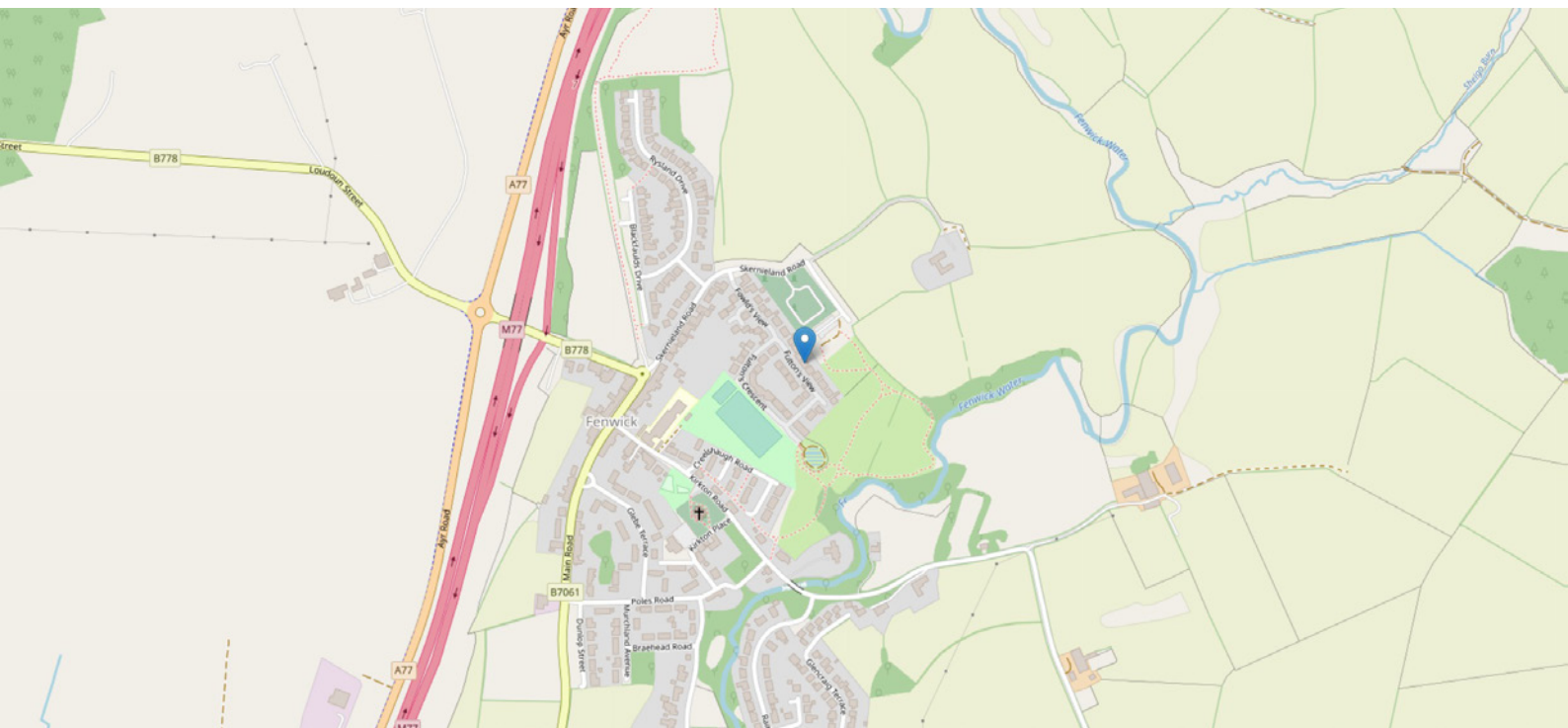
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.25m (17'3") x 4.00m (13'1")
Kitchen/Diner	6.20m (20'4") x 3.70m (12'2")
Utility	2.45m (8') x 1.90m (6'3")
WC	2.45m (8') x 2.00m (6'7")
Bathroom	2.45m (8'1") x 2.25m (7'5")
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
En-suite	2.85m (9'4") x 1.45m (4'9")

Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 2.85m (9'4")
Bedroom 4	3.40m (11'2") x 2.90m (9'6")
Garage	5.60m (18'4") x 2.94m (9'8")

Gross internal floor area (m<sup>2</sup>): 132m<sup>2</sup>  
EPC Rating: B

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



# THE LOCATION

Fowld's View is situated in a pleasant area of Fenwick and is perfect for commuters to Glasgow and surrounding areas. The village of Fenwick in East Ayrshire is situated just off the new M77 motorway network and is a fantastic commuting village for Ayr and Glasgow, each of these towns can be reached in less than 30 minutes by car. There is a regular bus service as well as a Park and Ride rail facility in Stewarton.





Smothered in history, way back in 1641, Fenwick was separated from the Kilmarnock parish. The village boasts a strong community and in addition to the local Kirk, there is a village shop, delicatessen, Post Office, the Fenwick Hotel and The Kings Arms. The local village primary school is highly regarded and there is a secondary school in nearby Stewarton. There are buses to most private Glasgow schools from the village. The surrounding countryside offers fantastic walking, equestrian pursuits and well-maintained golf clubs (both public and private).

Prestwick International Airport is approximately 15 miles away and has a regular and enhanced flight service to London, Dublin and the rest of Europe. Glasgow Airport is 20 miles away and is the main route for all the major tour operators.

In addition, there are a number of well-renowned restaurants. Ayrshire is famous worldwide for golf with championship courses at Royal Troon and Turnberry. Colin Montgomery's course at Rowallan Castle, outside of Kilmarnock, opened in the spring of 2009.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.