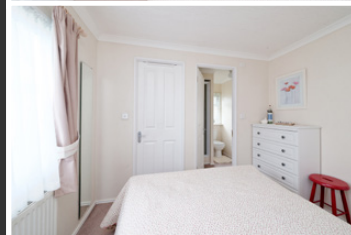
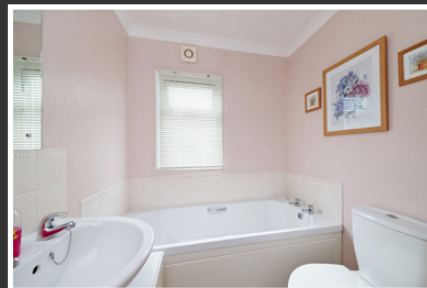






# 26 Cunninghamhead Estate



Cunninghamhead Estate is ideally located a quarter mile from the B769 Stewarton to Irvine Road close to the Hamlet of Cunninghamhead. Local shops are within two and a half miles and provide the necessary day to day requirements. The nearby town of Irvine also offers a good range of high street shops, supermarkets, including retail parks, leisure centre and all professional facilities. The A78 from Irvine to Kilmarnock gives easy access to the recently updated and refurbished A77, M77 motorway link and all main arterial routes. This provides easy access for the commuter with links accessing in a Southerly direction towards Ayr and Girvan and the Ayrshire coast and in a Northerly direction toward Glasgow.

The west coast of Ayrshire and its beaches are only minutes away. Irvine has a mainline rail station with a comprehensive half hourly service to Glasgow and the main west coast line south. Prestwick International Airport is eleven miles away

and has regular and enhanced flight service flights to London, Dublin and the rest of Europe.

Glasgow Airport is twenty-two miles away and is the main route for all the major tour operators and also has regular services southbound. Ayr is sixteen miles away and is Ayrshire's foremost town and as such offers a good range of high street shops, supermarkets, recreational and professional facilities. In addition, there are a number of well-renowned restaurants. Ayrshire is famous worldwide for golf with championship courses nine miles away at Royal Troon.

There is also excellent sailing with yachting marinas at Troon and further up the coast at Largs and Inverkip. Irvine has its own harbour and water sports club. Game sports are supported in the region with some of south west Scotland's finest salmon and trout fishing available in the area's lochs and rivers.

McEwan Fraser Legal are delighted to offer to the market this stunning two bedroom park home situated within an exclusive residential park home development in an over 50's site on the Cunninghamhead Park . This exclusive residential park home development is perfectly positioned in the beautiful grounds of what was the Cunninghamhead Mansion House. This stunning home will appeal to those who enjoy the peace and quiet of the rolling Ayrshire countryside.

Inside this home, you will find the light filled and spacious rooms with an inspired layout all on the one level. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout.

On entering the property through a welcoming hallway entrance, it is immediately apparent the current owners have meticulously looked after their home which is fit for today's modern living. The bright and airy lounge is flooded with natural light from the dual aspect windows. A further feature is the electric fire and surrounds as its the focal point, the

perfect place to relax after a long day. The kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It comes complete with a host of appliances. The dining area is popular when hosting dinner parties for friends and family. The contemporary styling continues into a further two bedrooms, with the master bedroom being further enhanced with an impressive en-suite and walk-in wardrobe. Both bedrooms have a range of furniture configurations with the ample space accentuated by the built in wardrobes providing excellent storage. Both bedrooms have additional space for free-standing furniture if required. A contemporary three-piece family bathroom suite completes the impressive accommodation internally.

Externally there are well-tended gardens with a driveway which provides off-road parking.

There is also a garage which is currently being used as a workshop, but it could serve a number of purposes.

# Property Specifications

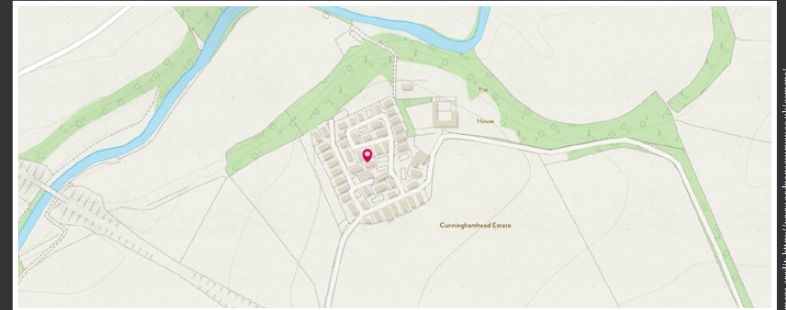
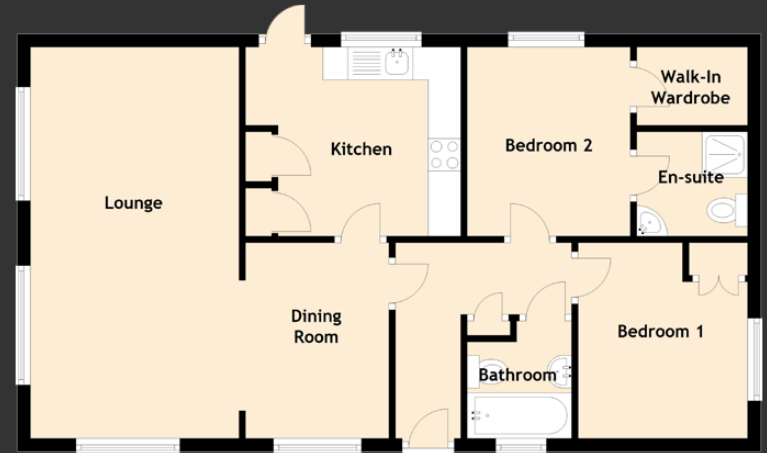
## Dimensions/Floor Plan/Location

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.90m (9'6")
Dining Room	3.00m (9'10") x 2.20m (7'3")
Bedroom 1	2.90m (9'6") x 2.60m (8'6")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
En-suite	1.70m (5'7") x 1.50m (4'11")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Extras (included in sale):

Carpets, curtains, other items through separate negotiation.



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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
**ALAN DONALDSON**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**BEN DAYKIN**  
Designer

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