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## Fardalehill Farm House

KILMARNOCK, EAST AYRSHIRE, KA2 0DX



# KILMARNOCK

EAST AYRSHIRE, KA2 0DX

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# FARDALEHILL FARM HOUSE

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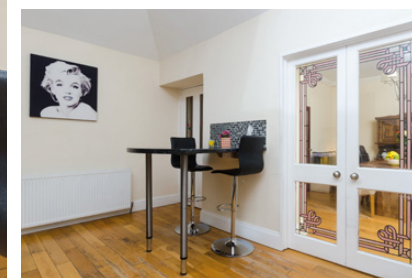
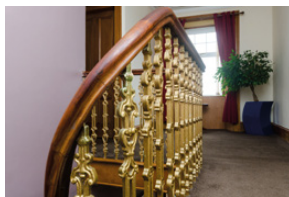
Part Exchange available. McEwan Fraser Legal are delighted to introduce to the market Fardalehill Farm House. Located in a quiet, rural cluster of privately owned houses, within the catchment for one of the most sought after schools in East Ayrshire, within moments of Crosshouse hospital and easy access to the wider road and public transport network.

A superb five bedroom farmhouse which offers fantastic and flexible accommodation formed over two levels, with superb all round views and would make a wonderful family home, holiday home or investment.

The property does well to maximise the natural available light to create a welcoming ambience, with eye-catching views to both the front and rear.

Being a traditional farmhouse the main entrance to the property is through the rear porch and into the heart of the house being the kitchen. There is a utility room off the porch where there is space and utilities for a washing machine and tumble dryer. The kitchen has a range of modern floor and wall mounted units with a striking worktop creating a fashionable and efficient workspace. It also comes complete with space for large free standing appliances. An added bonus is there is a breakfast bar providing the ideal spot for meals on the move.

The kitchen leads to a large well-lit dining room with lots of space for a large family or entertaining guests. The spacious bright hallway grants access to the vast three-piece bathroom, fifth bedroom and impressive lounge. The ground floor has no steps and two wide entrances accessible straight from the drive and, therefore, ideally suited to meeting accessible living standards.









# DOES WELL TO MAXIMISE THE NATURAL AVAILABLE LIGHT TO CREATE A WELCOMING AMBIENCE, WITH EYE-CATCHING VIEWS TO BOTH THE FRONT AND REAR



The fresh and contemporary styling continues onto the first-floor level where you will find four bright and airy well-proportioned bedrooms with the master bedroom being further complimented with stunning countryside views to the front and rear. All bedrooms offer a range of furniture configurations and space for additional free standing furniture if required. A stunning family four-piece bathroom completes the impressive accommodation on this floor.

The attic accessed by loft ladders offers a perfect hideaway for a multitude of hobbies or interests. Used by the current owner as a music room, it arguably commands the best views in the house. It has been floored with carpeting on one side and wood on the other.

Externally, there are private front and rear gardens set out with low-maintenance in mind. To the front, there is a quiet private garden providing a relaxing space to enjoy free or family time. The rear garden is consists of a private hard standing driveway capable of accommodating up to nine vehicles.

The high specifications of this family or holiday home, also include double glazing with long manufacturers guarantee and electric boiler heating for additional comfort. The property is insulated to modern standards making it a very warm and comfortable home.

Accessible from the main driveway through an impressive set of French doors is an additional Studio Apartment/Granny Annex consisting of a large open-plan living space including facilities for a kitchen. The apartment benefits from a shower and WC. The potential for this to be used as extended family living quarters, home office environment, on-site workshop, overnight staff accommodation, an additional income generator or many other options can be explored by the new owners.

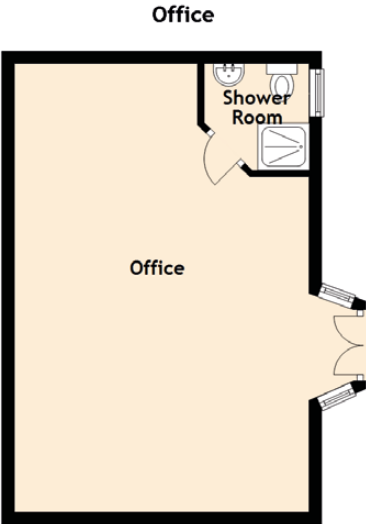
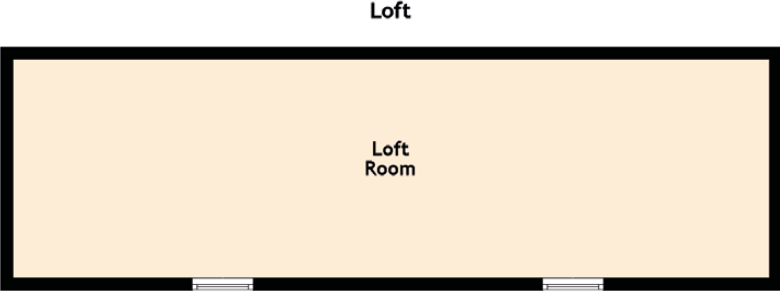
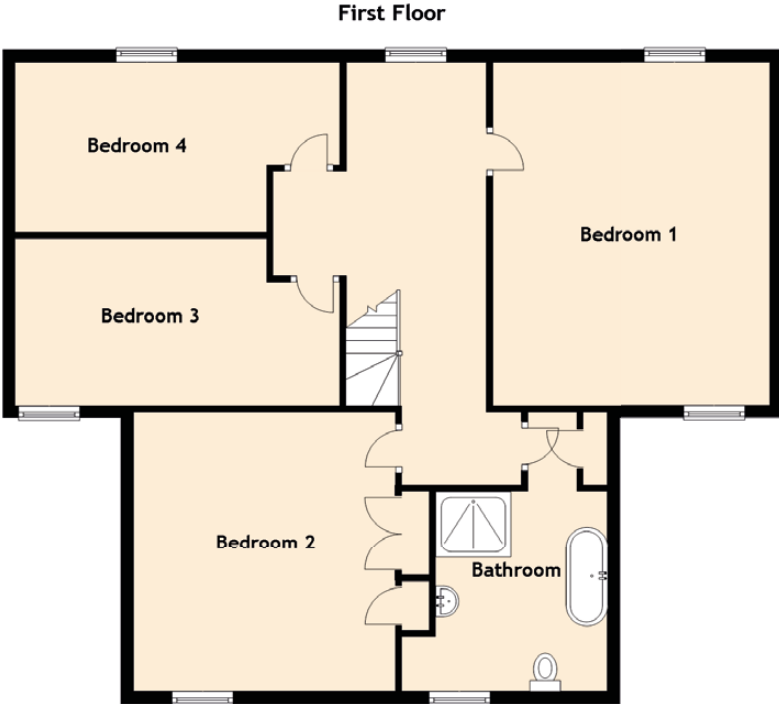


Loft Room



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	6.72m (22'1") x 5.24m (17'2")
Kitchen	4.81m (15'9") x 3.19m (10'6")
Dining Room	4.33m (14'2") x 3.49m (11'5")
Utility	2.64m (8'8") x 1.41m (4'8")
Bedroom 5	5.54m (18'2") x 4.02m (13'2")
Bathroom	3.34m (10'11") x 2.02m (6'8")

First Floor	
Bedroom 1	5.63m (18'6") x 4.54m (14'11")
Bedroom 2	4.59m (15'1") x 4.15m (13'7")
Bedroom 3	5.32m (17'5") x 2.70m (8'10")
Bedroom 4	5.32m (17'5") x 2.78m (9'1")
Bathroom	4.59m (15'1") x 3.37m (11'1")

Loft	
Loft Room	12.40m (40'8") x 3.59m (11'9")

Office	
Office	7.35m (24'1") x 4.84m (15'11")
Shower Room	1.75m (5'9") x 1.72m (5'8")

Gross internal floor area (m<sup>2</sup>): 255m<sup>2</sup> | EPC Rating: G

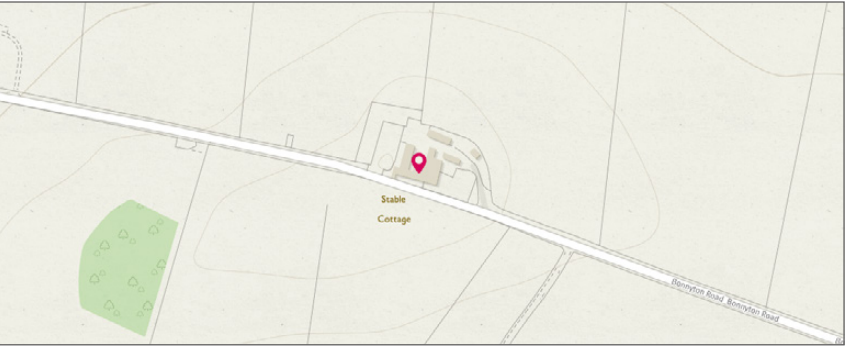


Image credit: <https://www.outdancesurvey.co.uk/comp.asp/>





Office



View from the Property



View from the Property



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