

# Plot 1 The Rannoch

3 THORNTOUN VIEW, CROSSHOUSE, EAST AYRSHIRE, KA2 0BH



*A striking three bedroom detached, energy efficient home, forming part of the West Thorntoun Development*



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The Rannoch is a striking 3-bedroom detached designer home, enhanced with double dormer windows, 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 RANNOCH



A welcoming hallway leads to all apartments on this level. The formal open-plan lounge, dining room and kitchen are pleasantly located to the rear of the property and offer an interesting outlook over the rear garden. A set of doors from this zone allows you to invite outside in. 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 complimented by a host of integrated appliances. The useful utility room is just off the kitchen. The dining area will be popular with all members of the family. It's easy to imagine the evenings of fine dining this zone will play host to.



The bright and airy master bedroom is pleasantly located on this level and is further enhanced with an impressive en-suite and walk-in wardrobe as well as space for additional free-standing furniture if required. A WC complete the accommodation on this level.

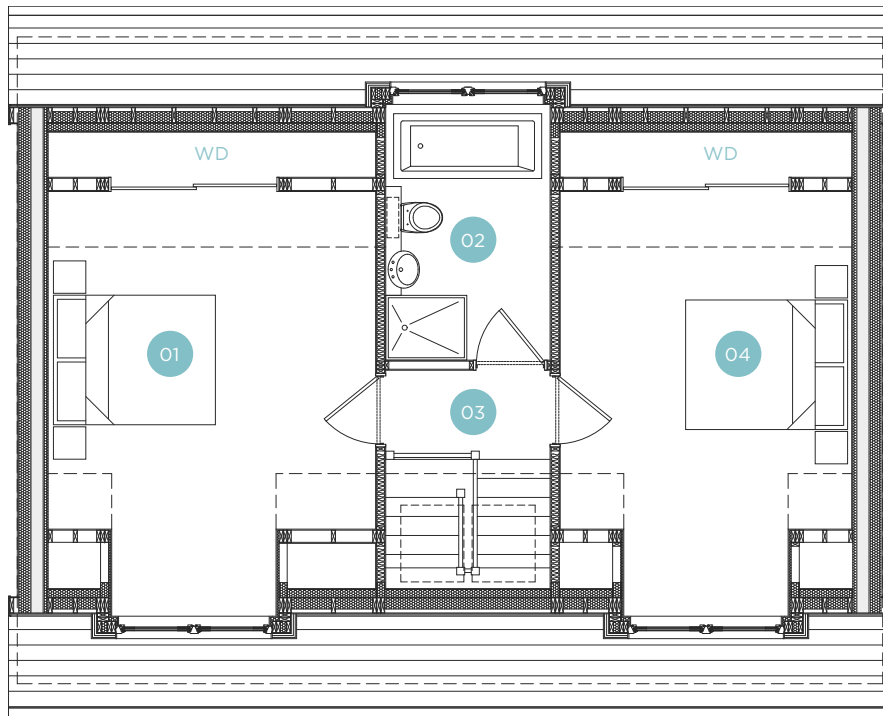
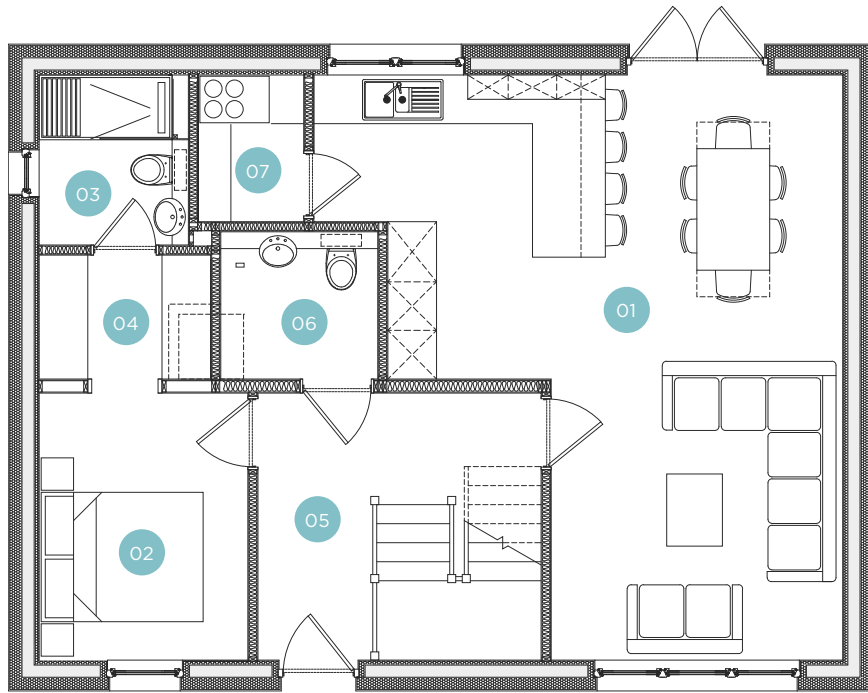
Journeying upstairs where the crisp and contemporary styling continues, you will find two further bright and airy well-proportioned bedrooms, both of which have built-in wardrobes, creating excellent storage space along with a range of furniture configurations and space for additional free-standing furniture. A three-piece family bathroom suite completes the impressive accommodation internally.

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



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# FLOOR PLAN & DIMENSIONS



Approximate Dimensions  
(Taken from the widest point)

## GROUND FLOOR

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

## FIRST FLOOR

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



# PROPERTY EXTRAS



## INTERNAL

- Recessed illuminated gallery panel in staircase wall
- Luxury bathrooms including sanitary ware as well as floor and wall tiling
- Glide way pocket door to lounge
- Full height double glazed window in lounge
- Designer kitchen including floor, worktop and unit lighting
- 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

## EXTERNAL

- Composite doors front and side
- Turfed gardens with trees
- Pavioured driveways
- App driven electric car charger

*\*All of the above options can be downgraded or upgraded as required.*

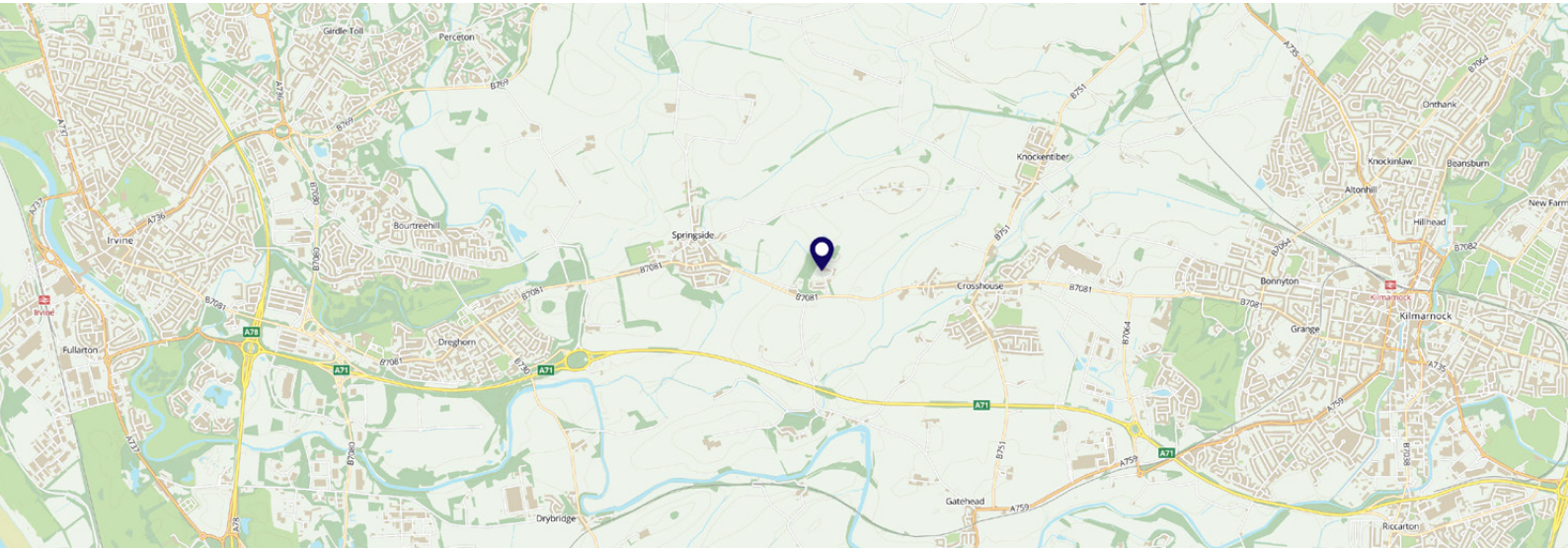
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PART EXCHANGE IS AVAILABLE ON ALL PROPERTIES. FOR DETAILS CLICK [HERE](#)

# DEVELOPMENT LOCATION

Rural, but not quite rural, West Thournton sits between the large towns of Kilmarnock 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.



SNN/22/440

1-3 & 2-16 THORNTOWN VIEW  
Crosshouse

**Notes**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND PART M AS APPLICABLE IN PLACE OF THE CODES OF PRACTICE FOR THE MANAGEMENT OF ACCESSIBILITY FOR THE DISABLED OF THE CONSTRUCTION INDUSTRY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PLANNING, SERVICE CONNECTIONS AND FINE STRUCTURE SOLUTIONS, DRAWINGS AND SPECIFICATIONS.
- FOR GENERAL NOTES REFER TO DRAWING H-1000.
- ANY MATERIALS OR METHODS OF CONSTRUCTION NOT SPECIFIED SHALL BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCEMENT OF WORKS.
- IF THE CONTRACTOR DOES NOT UNDERTAKE ANY PART OF THESE OBLIGATIONS THE ARCHITECT WILL BE RESPONSIBLE FOR THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PLANNING, SERVICE CONNECTIONS AND FINE STRUCTURE SOLUTIONS, DRAWINGS AND SPECIFICATIONS.
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Code	Target Length	Notes
1	7 m	4.0m
2	6.0m	4.0m

Code	Quantity	Notes
S01	101 418	1001 110
S02	101 418	1001 110
S03	101 418	1001 110
S04	101 418	1001 110
S05	101 418	1001 110
S06	101 418	1001 110
S07	101 418	1001 110
S08	101 418	1001 110
S09	101 418	1001 110
S10	101 418	1001 110

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IF I AM ASKED TO SIGN ANY DOCUMENTS OR CONTRACTS, I WILL SIGN THEM ONLY IF THEY ACCURATELY REFLECT THE INFORMATION PROVIDED TO ME.

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PROJECT:	RCC PACKAGE
CLIENT:	Sam Hay
DESIGNER:	Architectural Technology (UK)
DATE:	18/2016
PROJECT NO.:	18/2016
DATE:	18/2016

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# THE LOCATION

West Thorntoun is tucked away on the outskirts of Kilmarnock between the villages of Crosshouse and Springside and around 3.6 miles west of the Ayrshire town of Kilmarnock. It enjoys a semi-rural location offering 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 into 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 town's 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, Irvine included. Its long sandy beach and dunes take in stunning views across the Firth of Clyde to the Isle of Arran. All of Ayrshires 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 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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THE SUNDAY TIMES  
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