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15 Kings Drive
CUMNOCK, EAST AYRSHIRE, KA18 1AG



CUMNOCK

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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.

Perfectly located on the outskirts of the town, this unique development of modern family homes defines affordable luxury and offers convenience to Ayr via road as well as rail and bus links to Dumfries and Kilmarnock and rail links to Glasgow. 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 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. The ideal location on the edge of the town ensures that residents could not be better placed to enjoy all the superb facilities that this wonderful part of Ayrshire has to offer.





15 KINGS DRIVE

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We are delighted to introduce to the market this fantastic, six bedroom, detached villa, positioned on a popular street. In terms of location, layout, style and detail, the owners have created an architectural look and an internal aesthetic that is perfect for its enviable location.

Inside this family home, you will find exceptional design and an inspired layout on two levels. The current owners have created a fabulous family home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first class specification.

A welcoming hallway entrance leads to all apartments on this level. The additional public rooms on this level are very versatile and could be transformed to meet each individual purchaser's needs and requirements. The current owners have transformed the accommodation into a formal lounge and dining room thereafter, a cosy tv room, a study, for those requiring working from home arrangements and a double bedroom/library. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking worktop, creating a fashionable and efficient workspace. It comes complete with a host of integrated appliances. A useful utility room can be found next to the kitchen. An added bonus is the breakfast room which overlooks the rear garden and will be popular with all members of the family. A WC at the end of the hallway and a shower room complete the accommodation on this level.

Journeying upstairs you will find a further five well-proportioned bedrooms. All of the bedrooms have a range of furniture configurations with space for additional free standing furniture if required. A family bathroom suite completes the impressive accommodation internally.

Externally, to the front of the property, a driveway provides off-street parking for a number of vehicles with a double garage thereafter. The rear garden grounds have been designed to create a beautiful visual statement. Many a summer's evening will be spent in this zone enjoying the peace and quiet. The high specifications of this home also include double glazing and gas central heating to ensure a warm, yet cost-effective way of living all year round.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-------------------|-------------------------------|
| Ground Floor | |
| Study | 3.52m (11'7") x 2.77m (9'1") |
| TV Room | 3.58m (11'9") x 3.38m (11'1") |
| Dining Room | 4.38m (14'4") x 3.69m (12'1") |
| Lounge | 4.50m (14'9") x 3.82m (12'6") |
| Kitchen | 3.67m (12') x 2.90m (9'6") |
| Breakfast Room | 3.49m (11'5") x 3.00m (9'10") |
| Utility | 4.00m (13'2") x 2.70m (8'10") |
| Double Garage | 5.70m (18'8") x 4.88m (16') |
| Bedroom 6/Library | 4.53m (14'10") x 3.05m (10') |
| Shower Room | 3.08m (10'1") x 1.58m (5'2") |
| WC | 1.98m (6'6") x 1.00m (3'3") |

| | |
|-------------|--------------------------------|
| First Floor | |
| Bedroom 1 | 4.60m (15'1") x 3.84m (12'7") |
| Bedroom 2 | 3.45m (11'4") x 3.33m (10'11") |
| Bedroom 3 | 3.42m (11'3") x 3.41m (11'2") |
| Bedroom 4 | 4.04m (13'3") x 2.82m (9'3") |
| Bedroom 5 | 3.68m (12'1") x 2.75m (9') |
| Bathroom | 3.60m (11'10") x 1.81m (5'11") |

Gross internal floor area (m²): 195m² | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings (excluding Chinese carpet in lounge), light fixtures and fittings.

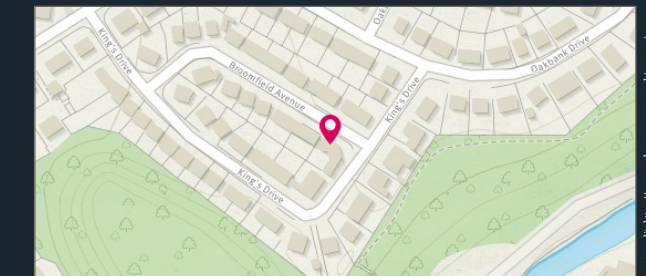


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