

# Carcluie

BY ALLOWAY, AYR, KA6 6BP



*A stunning three/four bedroom new built design-led house that oozes modern living*



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If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owner has meticulously built the property to create a spacious, low-maintenance, design-led house that oozes modern living. Inside, there is extensive use of high specifications that remain throughout and you will also find an exceptional interior and an inspired layout which provides light-filled and spacious accommodation.

This beautifully presented and individually designed three/four bedroom detached villa, with a sweeping driveway that sets a grand stage for 'Carcluie' is a particularly picturesque example of contemporary living. The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

## THE LOUNGE/KITCHEN



Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The open plan lounge/kitchen has a wealth of modern charm and is flooded with natural light from the bi-fold doors that open into the garden, where you can invite outside in.

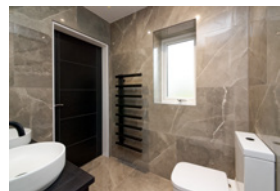


The luxury breakfasting kitchen is a feast of modern, minimalistic chic, with streamlined work surfaces and has been fitted to include a quality range and state-of-the-art floor and wall-mounted units - it also offers quality fixtures and fittings and complimented with a host of integrated appliances and a central island - making this the ideal zone for an aspiring chef. Another impressive zone is the lounge, the media wall is already in place and this spot will be the perfect place to unwind after a hard day. It's easy to imagine the fabulous evenings and good company the magnificent dining space will play host to when entertaining friends and family. The useful utility room is situated next to the kitchen.



The crisp and contemporary master bedroom is ideally situated on this level. With a tastefully decorated theme on a bright and fresh layout, this room offers lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. This room has an envious shower en-suite with 'his & her' sinks. The WC completes the impressive accommodation on this level.

# BEDROOM 1



# THE UTILITY & WC





Journeying upstairs via the glass balustrade staircase, you will discover a further three well-proportioned bedrooms. All of the bedrooms are bright and airy and can be transformed to meet each individual purchaser's needs and requirements.

## BEDROOM 2



# BEDROOMS 3 & 4 / STUDY



A luxury four-piece family bathroom suite to include 'stand-alone bath, completes the accommodation internally.

# THE BATHROOM



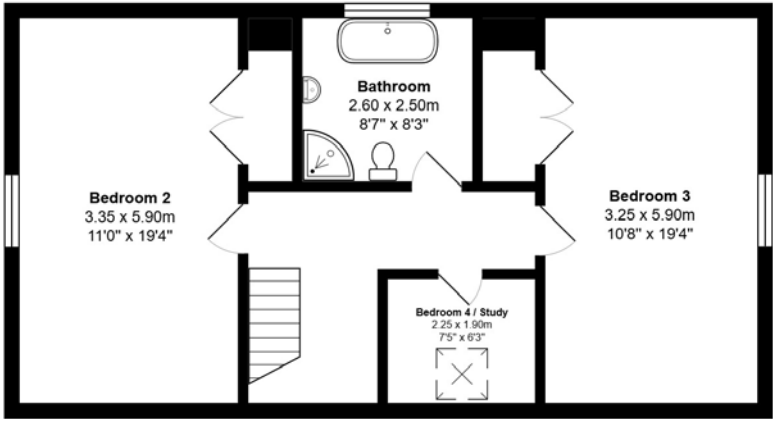
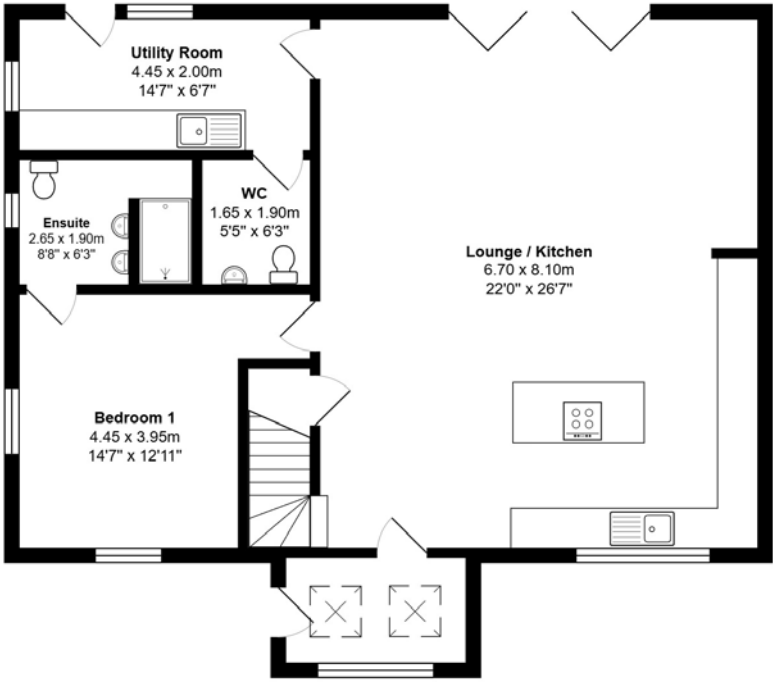


Externally, generous grounds synonymous with the luxury inside complete this tranquil country home. The garden grounds that surround the property will be a sheer delight - especially in the summer months. Stunning views of the countryside along with the sound of 'peace and quiet' will make this spot popular with all members of the family. 'Carluie' provides more beauty than even a postcard could hold.

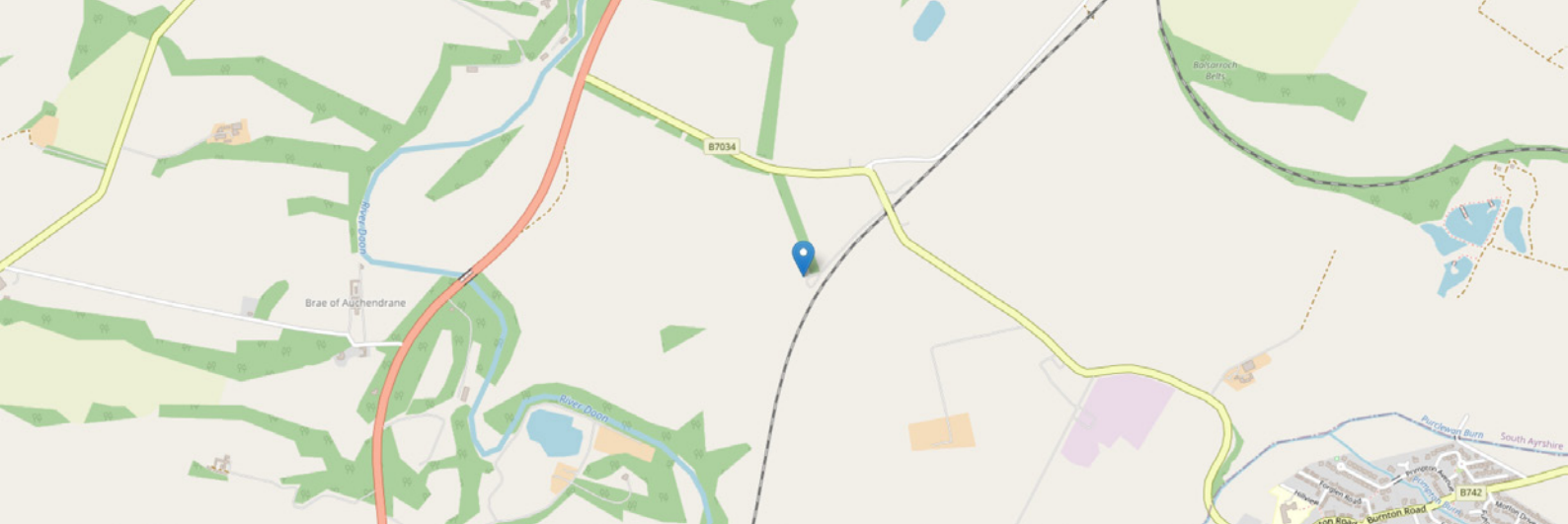
# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)



# THE LOCATION

'Carcluie' is situated on an attractive peaceful road. It is a short drive from Ayr town centre (about 4 miles) which offers a wide range of excellent amenities including good state and independent schooling, an excellent range of shops, cafes and restaurants. The village of Dalrymple (1.5 miles) has primary schooling and a popular village pub/restaurant.





Locally, there are a variety of sporting facilities including the renowned Turnberry Golf Course and Troon Marina for sailing and water sports along with many stunning beaches along the south Ayrshire coastline. Glasgow and Ayr are within easy reach via the A77 and M77 and Prestwick Airport is 11 miles, offering regular international flights. The railway station in Ayr provides frequent connections to Glasgow and beyond. Glasgow City Centre is about 39 miles distant.



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