



The Curzon

CAIRN MANOR
CUMNOCK, EAST AYRSHIRE, KA18 1GZ





Cairn Manor is a stunning new development of wonderfully detailed homes by the highly regarded Barony Developments, situated at Cairn Road, Cumnock, backing on to the beautiful Ayrshire countryside. This exclusive development has a selection of twenty design inspired homes that offer an unrivalled specification and introduces a whole new choice of stylish family living in this idyllic part of Ayrshire.

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.

With a countryside outlook yet only a five minute walk to the town centre, this unique development of modern family homes defines affordable luxury and offers convenience to Ayr and

Kilmarnock via good road links and rail at the nearby Auchinleck train station. 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 of Cairn Manor 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. Ideally located on the edge of the town, Cairn Manor ensures that residents are perfectly placed to enjoy all the superb facilities that this wonderful part of Ayrshire has to offer.



The Culzean is a striking five bedroom detached villa built by quality house builder Barony Developments. Great emphasis has been placed on the design and creation of easily managed free-flowing spaces, flooded with light and bright airy rooms throughout. This desirable home represents the perfect marriage of modern splendour and quality fixtures and fittings. Split over two levels, the property provides extensive accommodation.

Stepping through the main entrance, the welcoming hallway that leads to the rest of the rooms on this level sets the tone for the rest of this beautiful property. The formal lounge is located to the rear of the property and offers an interesting outlook into the rear garden. A set of rear patio doors with side lights allows you to invite outside in. The dining kitchen and family room have a quality range of floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace that is further complimented with integrated appliances. Bedroom four is pleasantly located on this level. The guest toilet and shower room also has a door into bedroom four providing a jack and

jill and acts as an en-suite for bedroom four.

A staircase from the hallway gives access to the upper level where you will find a further three bright and spacious well-proportioned bedrooms and a study. All of the bedrooms are further enhanced with the option to add built-in wardrobes, offering excellent storage space. The master bedroom is further complimented with a stunning en-suite and fitted wardrobes as standard. A four-piece family bathroom suite completes the accommodation on this level.

Externally, you will find each property is well spaced out providing a real sense of space not often seen in new developments. To the front of the property, there is a large block paved driveway providing off-street parking. To the rear of the property, you will find a generous garden, providing a safe environment for children and a great spot to spend a summer's night with friends and family. The property is highly energy efficient and has both gas central heating and double glazing creating a warm, yet cost effective way of living all year round.

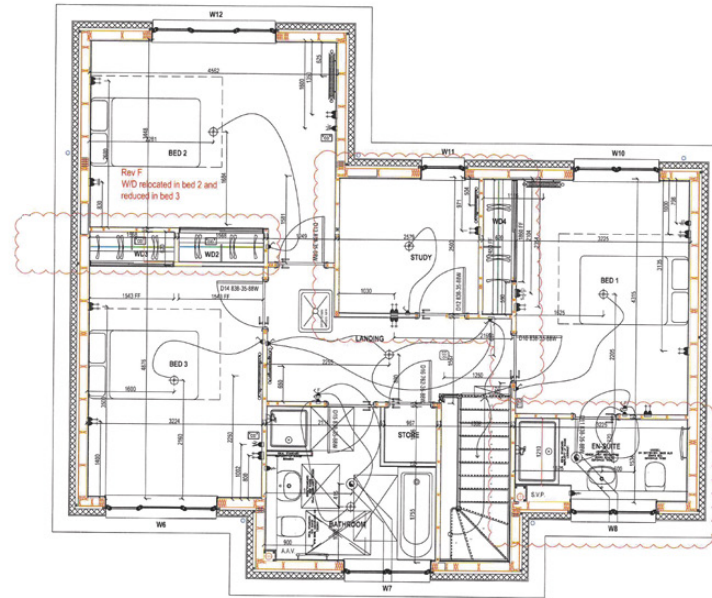
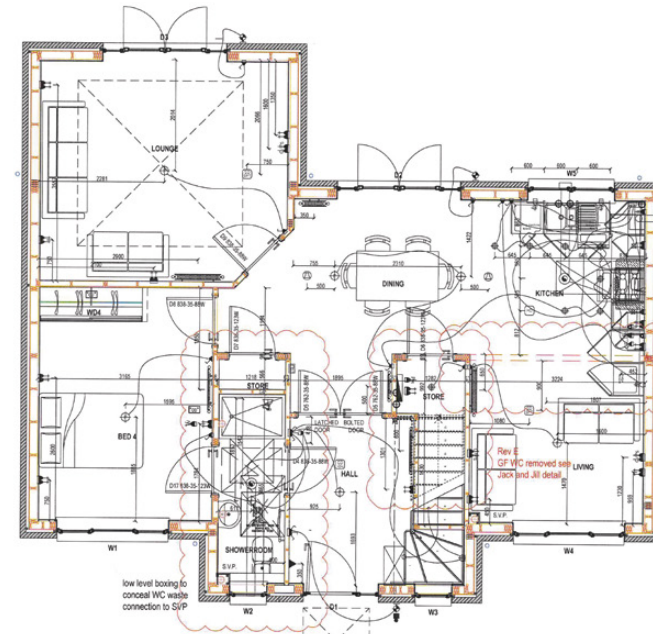
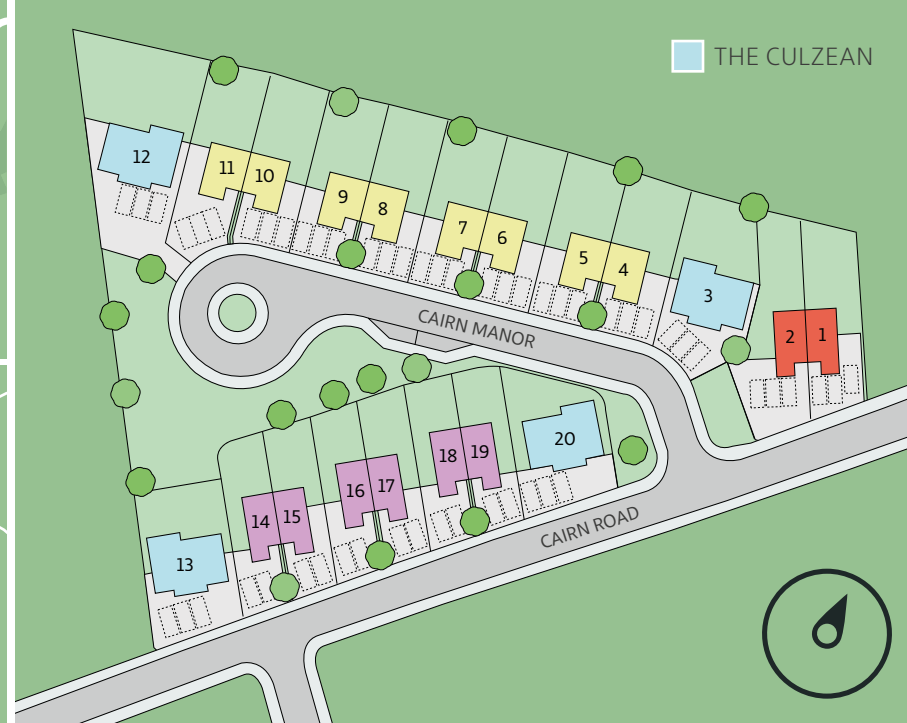
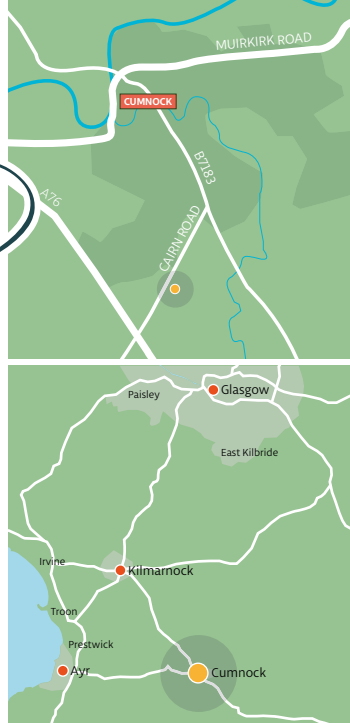


- High quality kitchen units with choice of doors, handles, work tops and upstands
- Integrated appliances to include gas hob, electric oven and extractor hood
- Contemporary white sanitary ware with chrome fittings
- Extensive choice of wet wall to showers, tiling above baths and tiled splash back above sinks
- Internal walls and ceilings painted white throughout
- Mains supply smoke detectors and CO detectors
- Moulded skirting and architraves
- Painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Gas central heating
- All front gardens to be turfed. Rear gardens topsoiled
- Composite front doors
- UPVC double glazed windows with lockable system
- Boundary fencing to side and rear
- Feature external lighting to front and rear doors
- Driveways tastefully finished in mono block paviors
- NHBC 10 year warranty



Details

LOCATION,
FLOOR PLAN,
DIMENSIONS



GROUND FLOOR

Entrance Hall	
Lounge	4.52 × 4.04m
WC	
Kitchen Dining	7.79 × 2.81m
Family	3.16 × 2.97m
Bedroom 4	4.21 × 3.16m

FIRST FLOOR

Master Bed	4.17 × 3.16m
Ensuite	3.16 × 1.61m
Dressing	2.49 × 2.26m
Bedroom 2	4.52 × 4.34m
Bedroom 3	4.21 × 3.16m
Bathroom	3.19 × 2.84m

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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
DIANE KERR
Surveyor



Professional photography
GARY CORKE
Photographer



Layout graphics and design
ALLY CLARK
Designer