



Brydenway Heights

Sinclairston, Ayrshire



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McEwan Fraser Legal are delighted to bring to the market, Brydenway Heights - a luxury development of fourteen, three-bedroom detached homes with the added bonus of a garage, tucked away in the picturesque, rural hamlet of Sinclairston. The homes are currently under construction by Eden Homes who are committed to building exceptionally designed, well-constructed, beautiful new homes. Delivering quality homes for over 20 years, their team's experience and expertise are the foundation of their success.

The striking homes are formed over two levels with the added bonus of a garage that will suit a variety of lifestyles. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A welcoming hallway leads to all apartments on this level. The open plan lounge and dining room is pleasantly located to the rear of the property and is flooded with natural light from a set of doors that provide access to the rear garden, where you can invite outside in. The kitchen's quality range of floor and wall-mounted units along with a contemporary work surface, will create a fashionable and efficient workspace that is further complimented by a host of integrated appliances and an impressive breakfast bar. It will be easy to imagine the evenings of fine dining this zone will play host to. A useful WC completes the accommodation on this level.

A staircase from the hallway gives access to the upper level where you will find three bright and airy well-proportioned bedrooms, all of which have a range of furniture configurations and space for additional free-standing furniture if required. The master bedroom is further complemented with a built-in wardrobe and a stunning ensuite. A three-piece family bathroom suite completes the accommodation on this level.

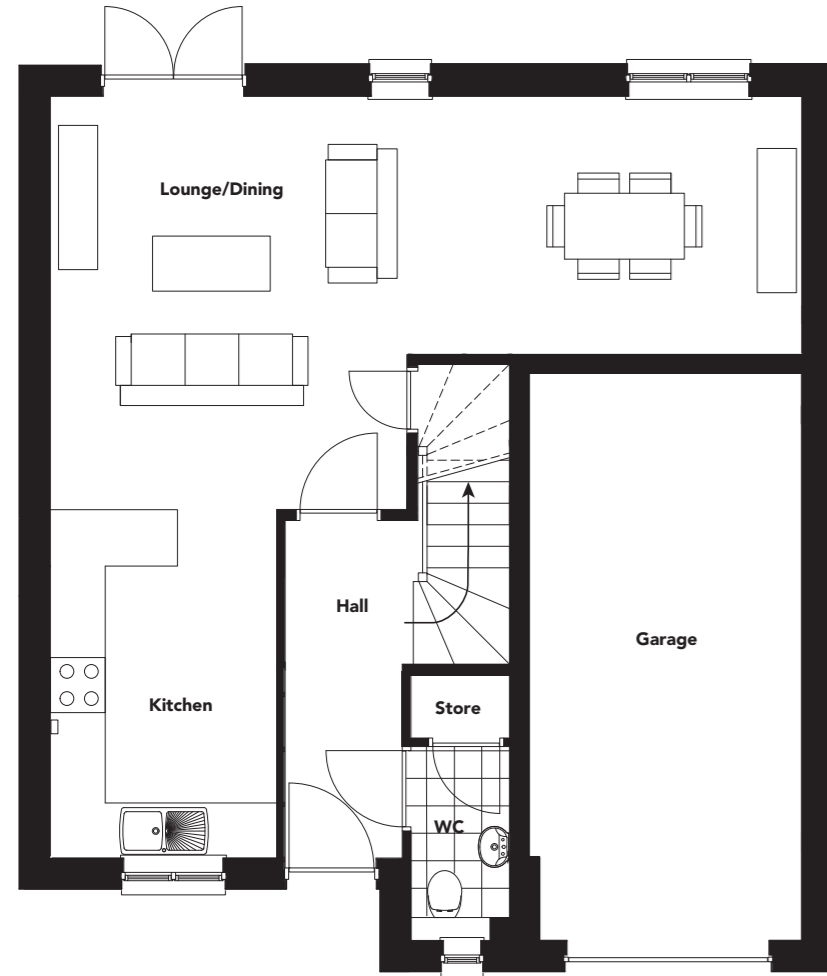
Externally to the front of the property, there is a driveway providing off-road parking and a garage thereafter. To the rear of the property, you will find a fully enclosed garden, providing a safe environment for pets and children, and a great spot to spend a summer's night with friends and family.

The high specifications include: -

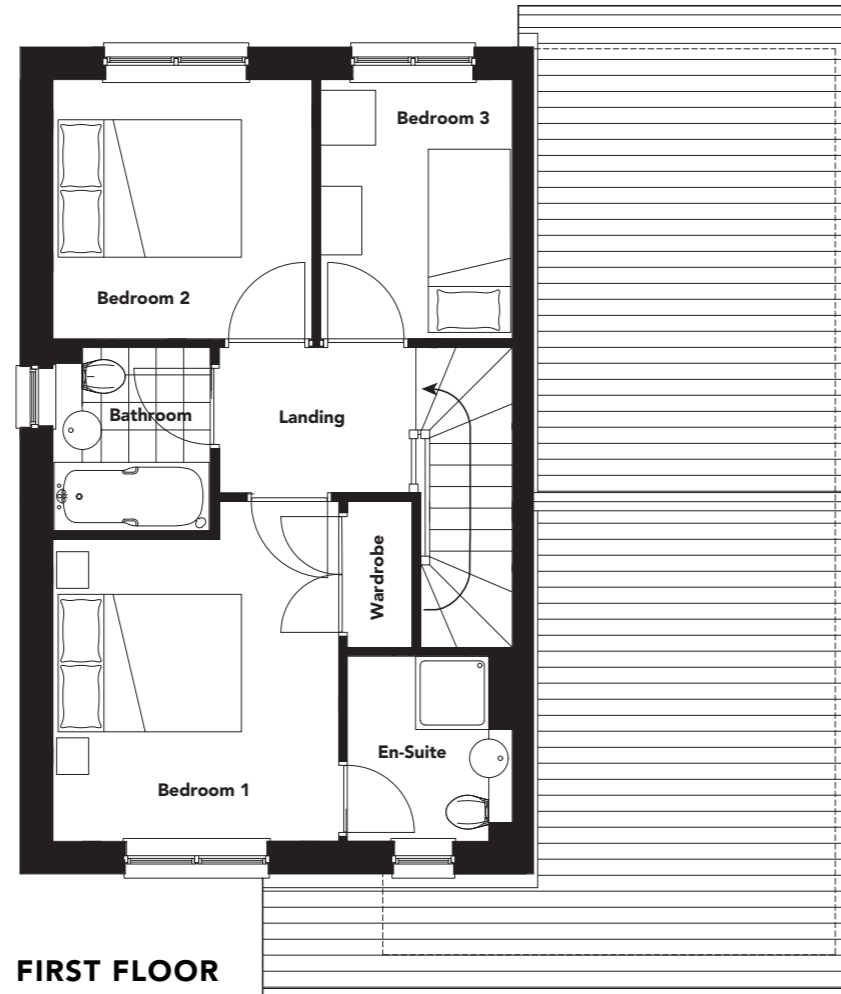
Air Source heat pump
German Kitchen
Integrated Appliances



Floor Plan & Site Plan



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
Kitchen	2.4m x 3.8m	7' 10" x 12' 5"
Lounge/Dining	4.5m x 8.2m	14' 9" x 26' 10"
WC	1.08m x 2.12m	3' 6" x 6' 11"
Garage	6.24m x 2.97m	20' 5" x 9' 8"

FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
Bedroom 1	3.12m x 3.71m	10' 2" x 12' 2"
En-suite	1.8m x 2.02m	5' 10" x 6' 7"
Bedroom 2	2.83m x 2.83m	9' 3" x 9' 3"
Bedroom 3	2.83m x 2.09m	9' 3" x 6' 10"
Bathroom	1.7m x 2.0m	5' 6" x 6' 6"





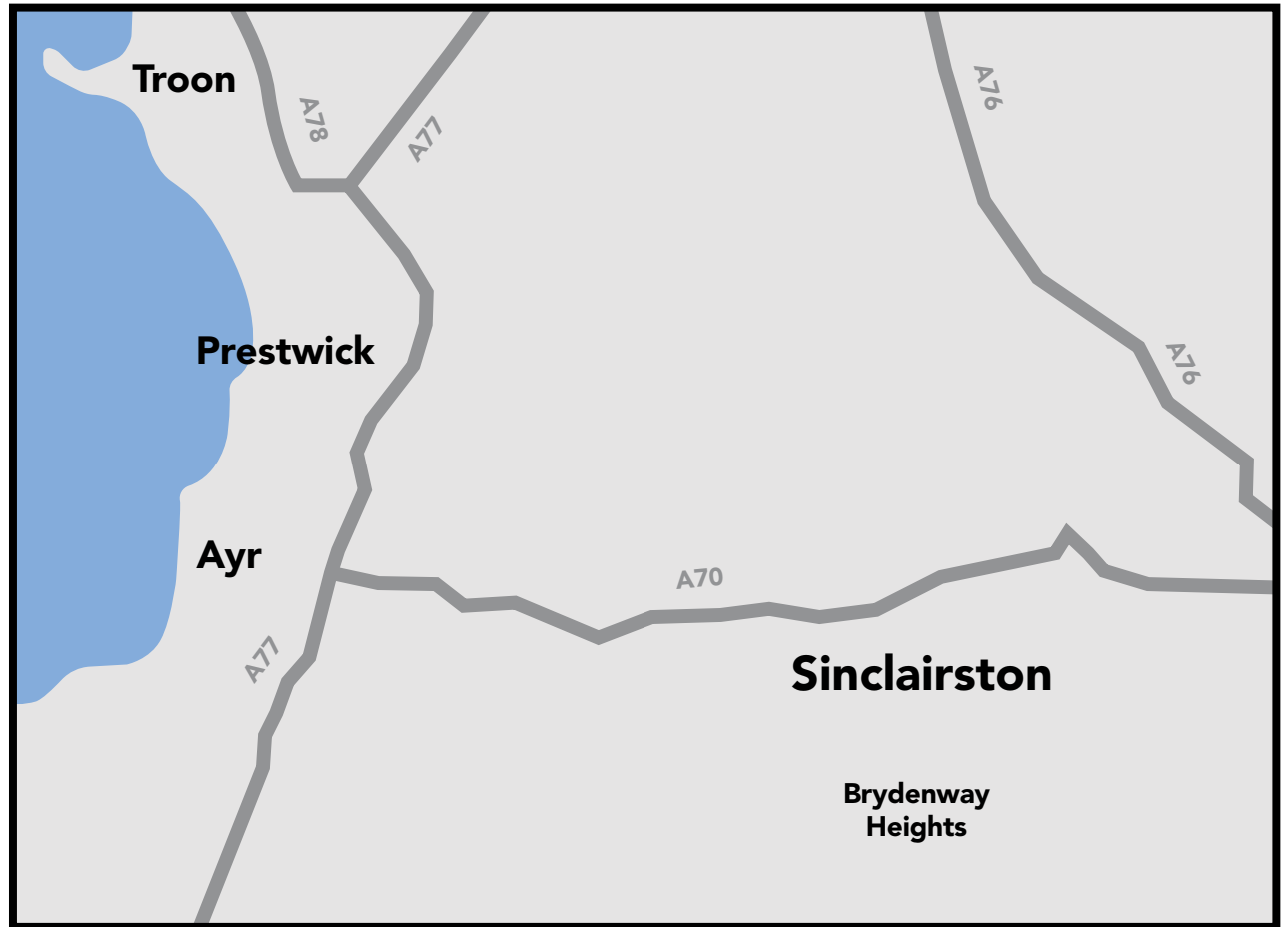
Location Ayrshire

This fantastic development enjoys an idyllic setting in the picturesque, rural hamlet of Sinclairston. It is excellently located for commuting to both Ayr and Glasgow. It is a short distance from the villages of Drongan and Coylton which have primary schooling, local shops and other services. There is secondary schooling in Ayr and Auchinleck. With Ayr only being 8 miles away, you can enjoy the best of both worlds benefitting from a country village setting whilst also enjoying the convenience of a large coastal town including Ayr's sandy beaches, numerous restaurants, cinema, bowling, 24-hour supermarkets, and other major amenities.

Maps & Directions:

SAT NAV: KA6 7EW

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