



  
**McEwan Fraser Legal**  
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**Thornton Lodge**  
PRIESTLAND, DARVEL, EAST AYRSHIRE, KA17 0LP

# THORNTON LODGE



Part Exchange Available. We are delighted to bring to the market this spacious three/four-bedroom house, split over two levels which provides extensive accommodation.

Stepping through the main entrance, the hallway that leads to the rest of the sophisticated living space on this level. The formal lounge is of palatial proportions with a fire and surround as its focal point, and creates the perfect ambience in which to unwind after a hard day. The conservatory is

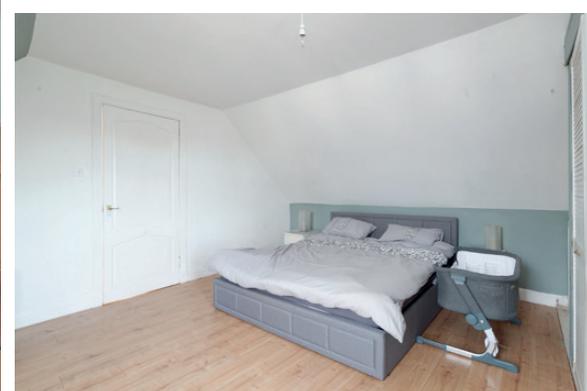
accessed from this zone and boasts an interesting view of the rear garden. Another popular room is the formal dining room. A storeroom is accessed via the dining room and can be transformed to meet each purchaser's needs and requirements. The kitchen has been fitted to include a good range of floor and wall mounted units, with striking work surfaces, providing a fashionable and efficient workspace. A useful utility room is off the kitchen. A WC completes the accommodation on this level.





Journey upstairs and you will discover three bright and airy well-proportioned bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required. A contemporary four piece family bathroom suite completes the impressive accommodation internally. For additional comfort, this family home benefits from both double glazing and gas central heating which is sure to make this a cosy yet cost-effective home.

Externally, the property benefits from private gardens grounds with a driveway providing off road parking and a garage thereafter.



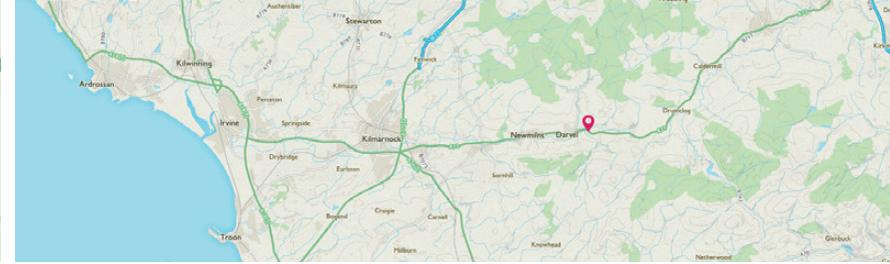
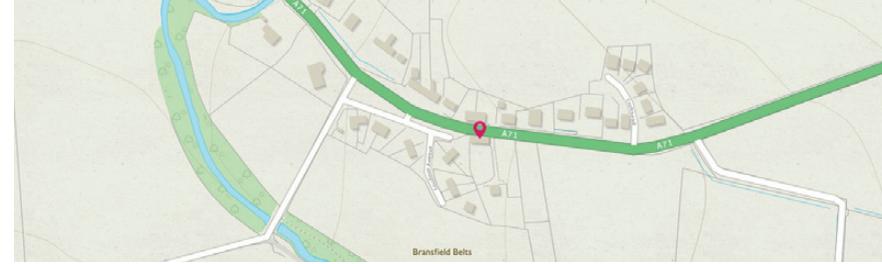


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)



Lounge	5.40m (17'9") x 4.50m (14'9")
Dining Room	5.50m (18'1") x 5.30m (17'5")
Kitchen	3.70m (12'2") x 2.40m (7'10")
Utility	2.40m (7'10") x 2.40m (7'10")
Conservatory	3.70m (12'2") x 1.70m (5'7")
Store	5.40m (17'9") x 2.20m (7'3")
WC	1.70m (5'7") x 1.30m (4'3")
Garage	5.30m (17'5") x 4.20m (13'9")
Bedroom 1	5.00m (16'5") x 4.60m (15'1")
Bedroom 2	5.50m (18'1") x 5.00m (16'5")
Bedroom 3	5.00m (16'5") x 4.80m (15'9")
Bathroom	3.90m (12'10") x 2.70m (8'10")
Study	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 196m<sup>2</sup>

EPC Rating: E



  
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Part  
Exchange  
Available

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