



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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## Plot 1 Logangate Terrace

LOGAN, CUMNOCK, EAST AYRSHIRE, KA18 3HD



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# PLOT 1 LOGANGATE TERRACE

## LOGAN-CUMNOCK-EAST AYRSHIRE

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Located in the town of Logan, around 2 miles away from Cumnock town centre, although a semi-rural location the property is close to amenities including Logan Primary School, Logan Pharmacy, and The Logangate Arms plus farms such as Longhouse and Thomarston for your locally sourced meat and poultry.

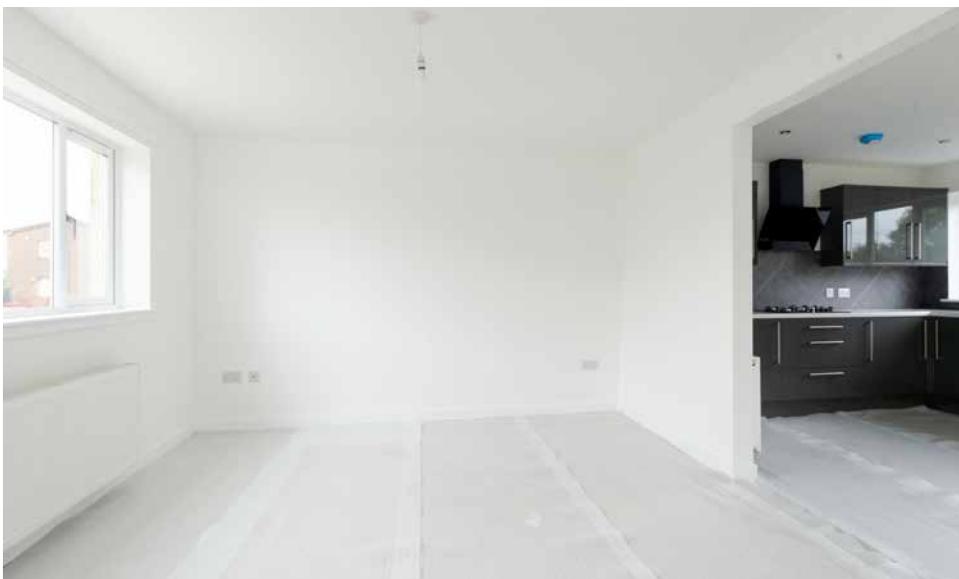
Both the A70 and A76 are accessible ways of travelling to Cumnock and locations further afield; with a local bus service frequently heading in the same direction making Auchinleck Train Station an easy stop off; ideal for exciting days out and trips to visit new towns and cities throughout Scotland.

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Part Exchange and Unbeatable Incentives Available. McEwan Fraser Legal are delighted to bring to the market Plot 1, a striking three bedroom semi-detached villa with luxury fixtures and fittings throughout, and would make an ideal home for a wide variety of purchasers looking for their ideal home. Inside the stunning property, you will find exceptional design and an inspired layout over two levels. The property itself provides a highly successful marriage of proportioned rooms which is fit for today's modern living. Great emphasis has been placed on the design and creation of easily managed free-flowing spaces, flooded with light and bright airy rooms throughout.





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A welcoming hallway leads to all rooms on this level. The impressive open plan formal lounge come dining area and kitchen is flooded with natural light. The kitchen is beautifully presented and includes a modern range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace that is complete with a host of integrated appliances - this is the perfect zone for an aspiring chef. A set of french doors from this zone allow you to invite outside in! Thereafter access to the garden. A useful WC can be found on this level.

The first-floor level consists of three bright and airy good sized bedrooms. All of the bedrooms are further complimented with nice outlooks and built-in wardrobes, offering excellent storage space. Access to the loft is from this level and subject to obtaining necessary planning and consents could be transformed into further living accommodation. A contemporary family bathroom suite completes the impressive accommodation internally.

Externally, there is a driveway to the side of the property providing off-road parking for a number of vehicles. To the rear of the property, you will find a garden, providing a safe environment for children and a great spot to spend a summer's night with friends and family whilst enjoying the views and the peace and quiet. The property is highly energy-efficient and has both gas central heating and double glazing and solar panels, creating a warm, yet cost-effective way of living all year round

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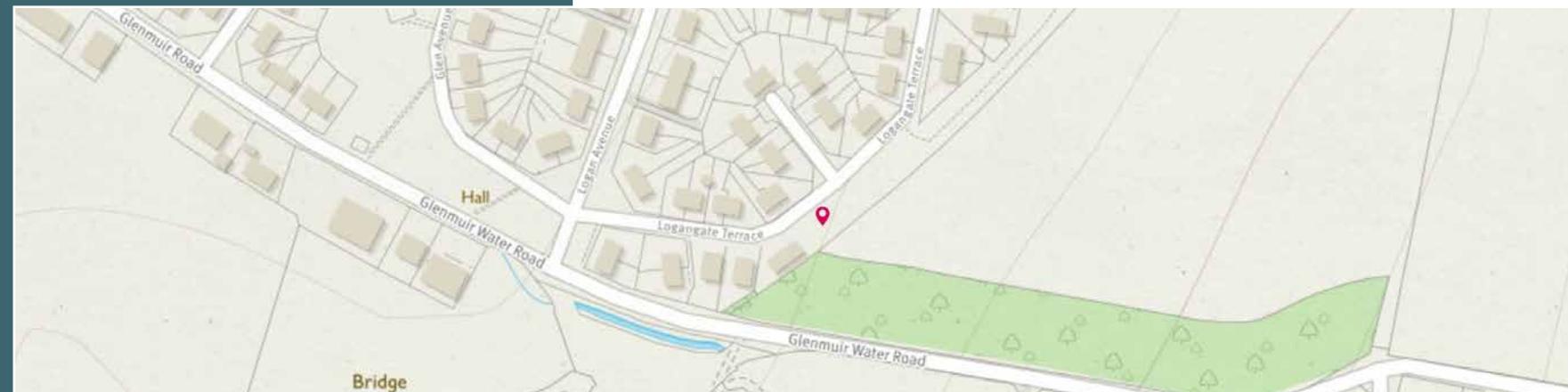
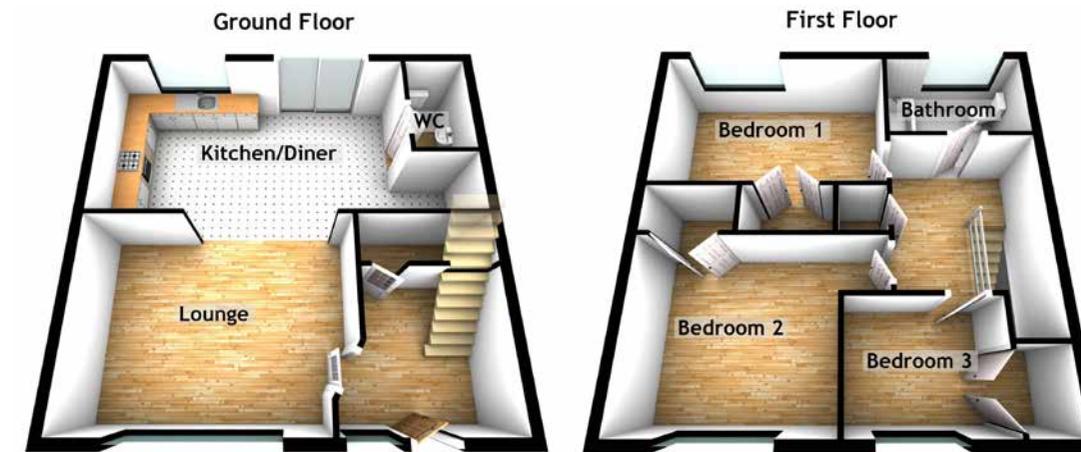




# FLOOR PLAN & PROPERTY LOCATION

Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	6.10m (20') x 3.40m (11'2")
Lounge	4.90m (16'1") x 3.60m (11'10")
WC	2.20m (7'3") x 1.30m (4'3")
Bedroom 1	4.50m (14'9") x 2.90m (9'6")
Bedroom 2	4.50m (14'9") x 3.30m (10'10")
Bedroom 3	2.70m (8'10") x 2.20m (7'3")
Bathroom	2.80m (9'2") x 1.80m (5'11")





  
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**Part  
 Exchange  
 Available**

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