

7 Glen Craig Terrace

FENWICK, KILMARNOCK, KA3 6DE



Lovely four bedroom detached home, with the added bonus of a garage, tucked away in a popular pocket of Fenwick



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part Exchange Available. We are delighted to offer to the market this spacious and beautifully presented four-bedroom, detached villa, split over two levels offering excellent family accommodation, tucked away in a popular pocket of Fenwick. The property would be an ideal purchase for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

THE LOUNGE/DINER



Once inside, discerning purchasers will be greeted with a first-class specification. The formal lounge come dining area is flooded with natural light with a feature fire and surround as its focal point, giving the room a real cosy feel. It is easy to imagine the evenings of fine dining the dining area has hosted and the chef is never far away from the party.



THE KITCHEN



The kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances and plumbed space for free standing appliances.

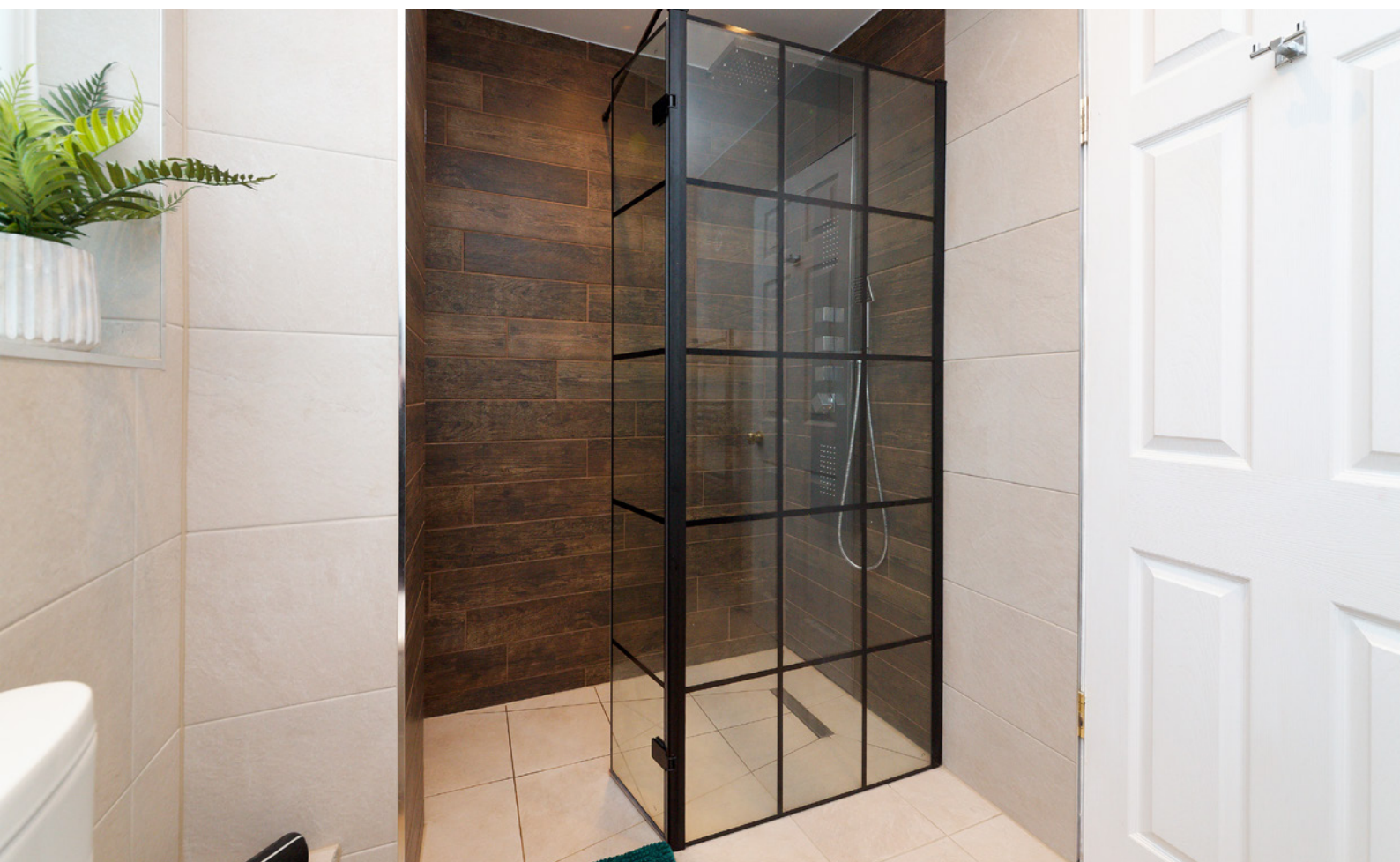


The fourth bedroom is pleasantly located on the ground floor level. The current owners use this zone into a office/snug area but could be transformed to meet each individual purchasers needs and requirements. A set of french doors open onto the decking from this room and allow you to invite outside in. A stunning wet-room with rainfall shower, which has just recently been fitted, completes the impressive accommodation on this level.

BEDROOM 4



THE WET ROOM





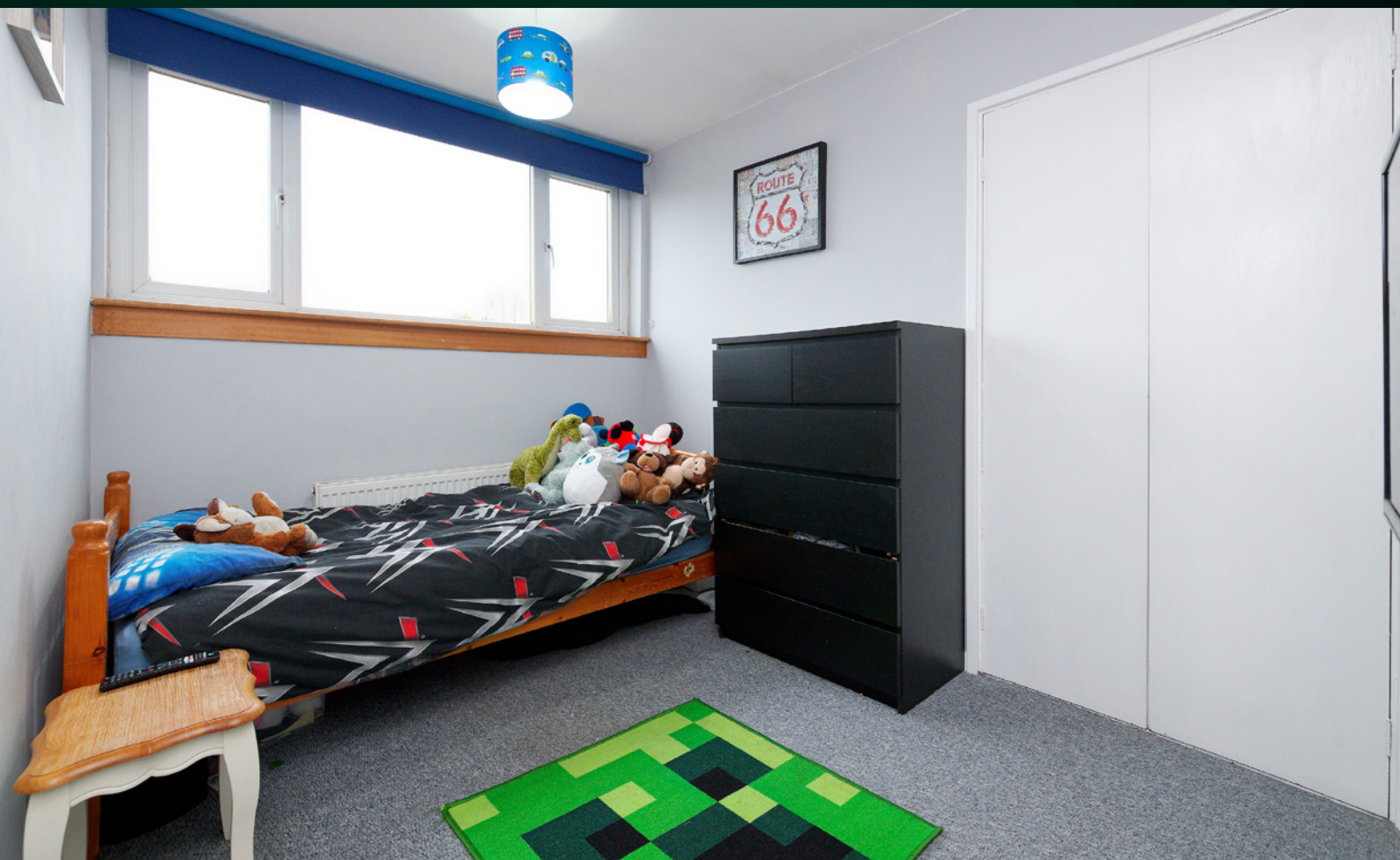
Journeying upstairs you will discover a further three bright and airy bedrooms, all of which have a range of furniture configurations with space for additional free-standing furniture if required. There is practical storage cupboard which has scope to be utilised as a number of things or transformed into another bedroom, en-suite or walk-in wardrobe.

BEDROOM 1





BEDROOM 2



BEDROOM 3 & STORE



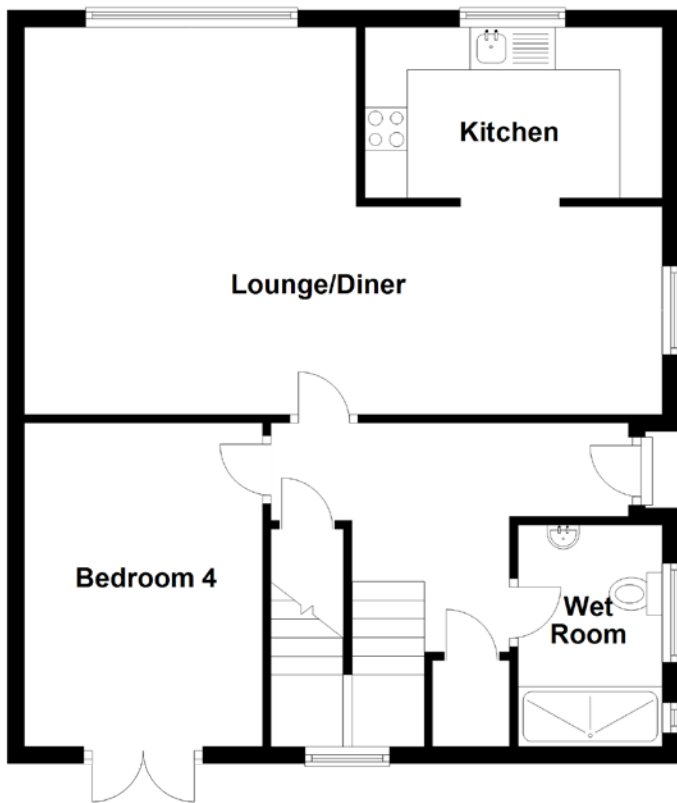
Externally the property has private front and rear gardens, with a driveway providing off-road parking and a garage thereafter. The garden to the rear has two decked area and is fully enclosed and provides a safe environment for children, it is also a real suntrap in summer months. Many a summers evening will be spent here enjoying the peace and quiet.

The property has gas central heating and double glazing to ensure a warm, yet cost-effective living environment all year round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



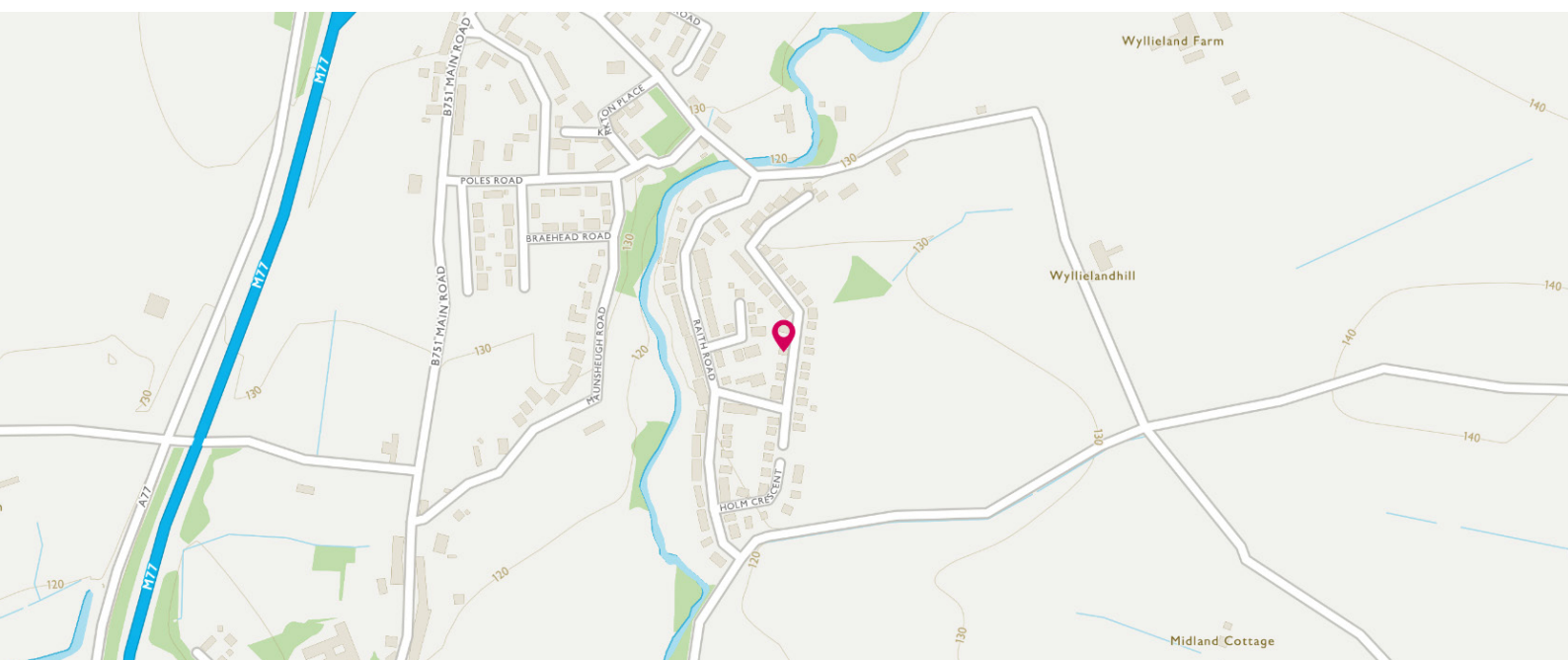
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.50m (24'7") x 4.50m (14'9")
Kitchen	3.50m (11'6") x 2.00m (6'7")
Wet Room	2.60m (8'6") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")

Bedroom 4	3.80m (12'6") x 2.80m (9'2")
Store	2.80m (9'2") x 2.60m (8'6")

Gross internal floor area (m²): 104m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures, fittings and blinds.



THE LOCATION

7 Glen Craig Terrace is situated in a pleasant area of Fenwick and is perfect for commuters to Glasgow and surrounding areas. The village of Fenwick in East Ayrshire is situated just off the new M77 motorway network and is a fantastic commuting village for Ayr and Glasgow, each of these towns can be reached in less than 30 minutes by car. There is a regular bus service as well as a Park and Ride rail facility in Stewarton.





Smothered in history, way back in 1641, Fenwick was separated from the Kilmarnock parish. The village boasts a strong community and in addition to the local Kirk, there is a village shop, delicatessen, Post Office, the Fenwick Hotel and The Kings Arms. The local village primary school is highly regarded and there is a secondary school in nearby Stewarton. There are buses to most private Glasgow schools from the village. The surrounding countryside offers fantastic walking, equestrian pursuits and well-maintained golf clubs (both public and private).

Prestwick International Airport is approximately 15 miles away and has a regular and enhanced flight service to London, Dublin and the rest of Europe. Glasgow Airport is 20 miles away and is the main route for all the major tour operators.

In addition, there are a number of well-renowned restaurants. Ayrshire is famous worldwide for golf with championship courses at Royal Troon and Turnberry. Colin Montgomery's course at Rowallan Castle, outside of Kilmarnock, opened in the spring of 2009.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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