

35 ROWALLAN CASTLE ESTATE

KILMAURS • KILMARNOCK • AYRSHIRE • KA3 2DP



A BEAUTIFUL MODERN HOME IN A STUNNING COUNTRY LOCATION

35 ROWALLAN CASTLE ESTATE

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DRAWING ROOM

DINING ROOM

STUDY

SITTING ROOM

SUNROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

GARAGE

GYM

WC

MASTER SUITE

5 FURTHER BEDROOMS (2 EN SUITE)

FAMILY BATHROOM

Kilmaurs 2.5 miles

Fenwick 3.5 miles

Kilmarnock 3.6 miles

Ayr 19.5 miles

Glasgow city centre 23 miles

Glasgow Airport 26 miles



DIRECTIONS

From Glasgow travel south on the M77 following signs for Kilmarnock and Prestwick Airport.At Junction 7 take the B778 exit to B751 for Kilmaurs, Stewarton and Fenwick. Follow the B751 for approximately 3 miles until you reach the entrance to Rowallan Castle Estate.

SITUATION

35 Rowallan Castle Estate is located within a highly exclusive gated community in the grounds of historic Rowallan Castle and its popular golf course, designed by the famous Scottish golfer Colin Montgomery.The Glasshouse restaurant is within the grounds and just a short walk away, providing excellent social and dining facilities.

The property backs onto the golf course and is surrounded by rolling fields, woodland and riverside walks, along with abundant wildlife.

Rowallan Castle is located between the picturesque villages of Fenwick and Kilmaurs which provide a range of local amenities including shops, restaurants, dentists, doctors and schools.

The nearby M77 motorway provides quick and easy access to the north and Glasgow, and the south. There is a direct rail link from Kilmaurs to Glasgow city centre and beyond.

DESCRIPTION

35 Rowallan Castle Estate is an impressive family home with approximately 4418 square feet of living accommodation over two levels.

The ground floor of the property comprises a spacious welcoming reception hallway with an imposing central staircase, generous drawing room, sitting room, study, dining room and contemporary WC.

An exceptional open plan designer kitchen is fitted with Silestone worktops, luxury units and Bosch appliances. It has a sunroom that floods the room with natural light and is perfect for a dining table; there is also a sitting area, making this a fantastic sociable space and the heart of the home.

Off the kitchen is a separate utility room, a large double garage and gymnasium.

In the hallway, the staircase leads up to the upper floor where there are six well proportioned bedrooms, all with high quality fixtures and fittings, one of which is currently used as a home office.The master suite has wonderful dual aspect views of both the front and rear of the property, lower level sitting area, dressing room and stylish en suite bathroom with twin wash basins, bath and walk in shower. Bedrooms two and three benefit from contemporary en suite shower rooms and extensive built in storage.All the bedrooms have a beautiful outlook over the garden and surrounding estate.The contemporary family bathroom has a bath, shower, wash hand basin and low level WC, and completes the impressive accommodation on the upper level.

The property further benefits from an HD CCTV system with smartphone app control, full alarm security system, high speed internet access, double glazing and high performance gas central heating.

The presentation and décor of this property are a testament to the commitment of the owners who have spared no expense in making this a truly special home.

Outside, the property boasts a private driveway and an enviable secluded location.The rear garden is around 0.5 of an acre and overlooks the golf course, fields and woodland, making the perfectly designed patio an idyllic place to relax or entertain.

GENERAL REMARKS

LOCAL AUTHORITY East Ayrshire Council

COUNCIL TAX Band H

EPC Band C

SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

POSSESSION

Vacant possession and entry will be given on completion.

OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

VIEWING

Strictly by appointment with Savills – 0141 222 5875

PURCHASE PRICE

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





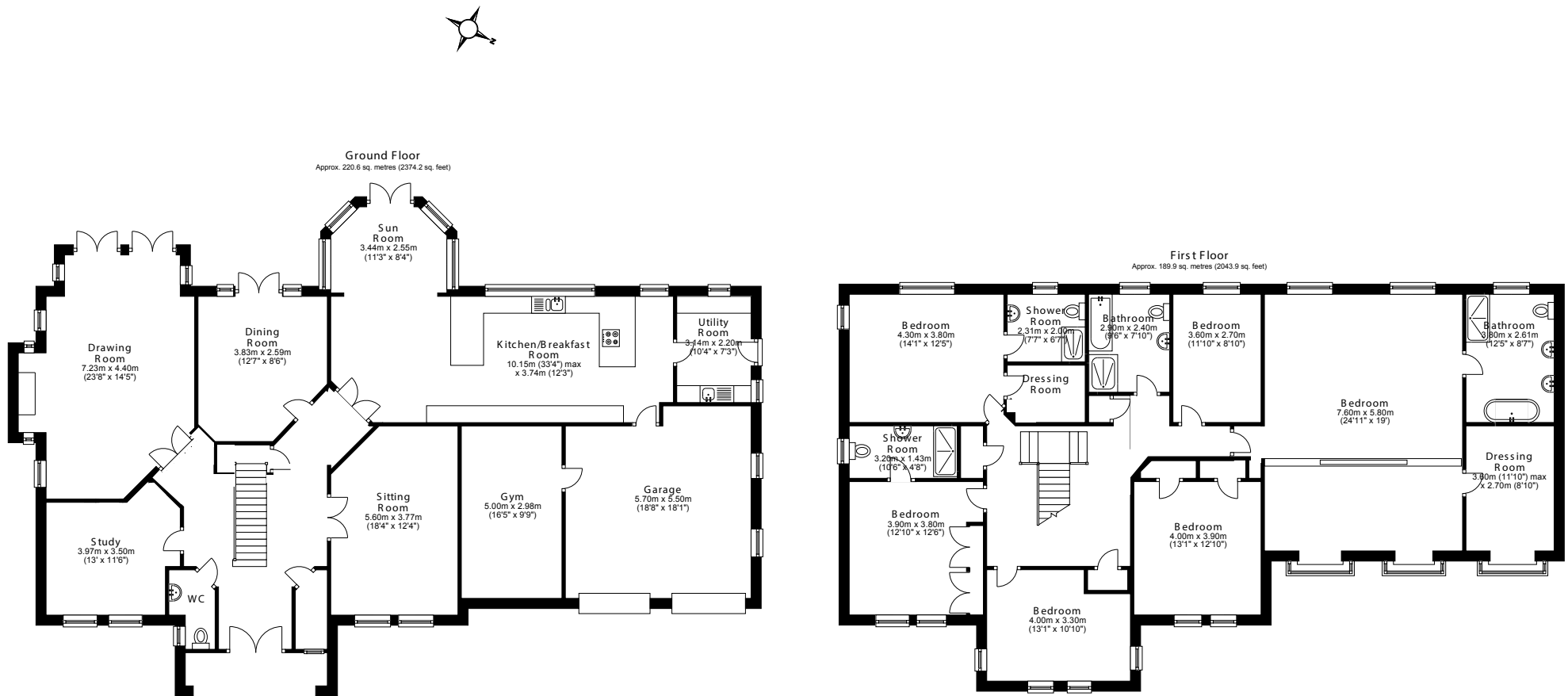


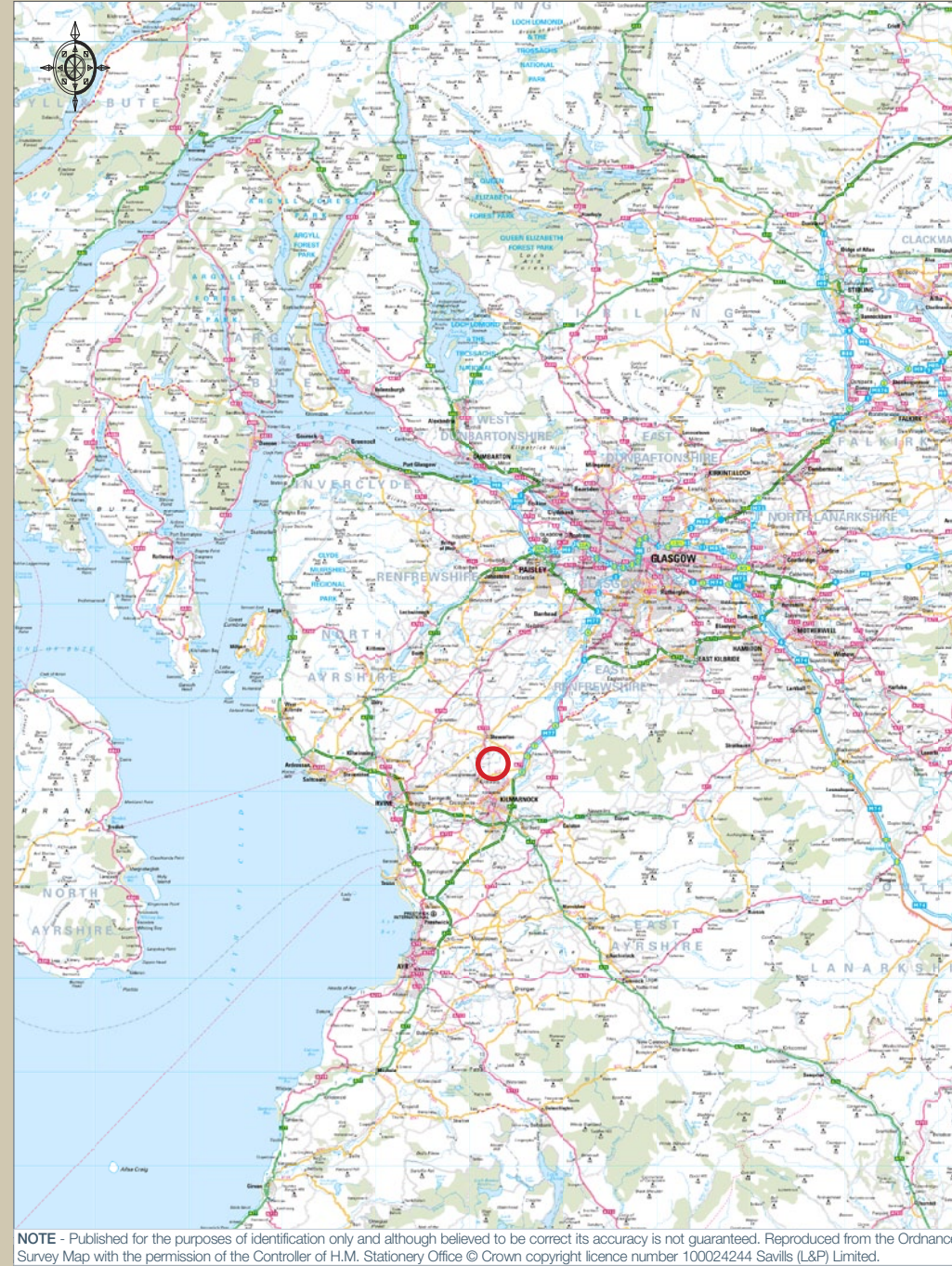
FLOOR PLANS

Gross internal area: 410.5 sq. metres (4418.1 sq. feet)

Including garage

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Savills Glasgow

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