



# Exceptional spacious modern villa

1 Ballochmyle Way, Mauchline, Ayrshire, KA5 6LA



Drawing room • Sitting room • Lounge • Kitchen • Study  
Games room • Garage • Master suite • 3 en suite bedrooms

### Situation

1 Ballochmyle Way is located within a highly exclusive development just outside the village of Mauchline. The village is famous for being the home of the Scottish bard Robert Burns where he lived with his wife Jean Armour from 1784.

The village provides a range of local amenities including shops, restaurants, dentists, doctors and schools. The main hub of Kilmarnock is just a short drive away, providing more extensive shopping and services.

Ballochmyle golf course is a few minutes' walk from the house making this an ideal property for keen golfers.

Nearby trunk roads and the M77 motorway provide quick and easy access to the north and Glasgow, and the south. There is a direct rail link from Kilmarnock to Glasgow city centre and beyond.

### Description

AAAn impressive family home with approximately 4380 square feet of living accommodation over three 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, lounge and contemporary WC.

An exceptional newly fitted designer kitchen is fitted with Silestone worktops, Cashmereunits and built in appliances. Partially open plan with the sitting/dining area, this is a fantastic, sociable space and the heart of the home. Off the kitchen is a separate utility room and a large versatile lounge/family room.

From the hallway the staircase leads up to the upper floor where there are four well proportioned bedrooms, all with high quality fixtures and fittings.









The master suite has wonderful dual aspect views over both the front and rear of the property, a fitted dressing room and stylish en suite bathroom with bath and walk in shower. Bedrooms two, three and four benefit from contemporary en suite shower rooms and extensive built in storage. All the bedrooms have a beautiful outlook over the garden and surrounding area.

The second floor is home to a superb games room, WC and storage room and gives access onto an elevated balcony which looks over the front garden.

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 with separate garage building and an enviable prime position. The rear and front gardens are substantial in size and consist mainly of lush green lawns, stone patio and extensive children's play area. The property sits on essentially 2 plots of the original development which could be utilised by the next owner.

From the hallway the staircase leads up to the upper floor where there are four well proportioned bedrooms, all with high quality fixtures and fittings. The master suite has wonderful dual aspect views over both the front and rear of the property, a fitted dressing room and stylish en suite bathroom with bath and walk in shower. Bedrooms two, three and four benefit from contemporary en suite shower rooms and extensive built in storage. All the bedrooms have a beautiful outlook over the garden and surrounding area.

The second floor is home to a superb games room, WC and storage room and gives access onto an elevated balcony which looks over the front garden.

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 with separate garage building and an enviable prime position. The rear and front gardens are substantial in size and consist mainly of lush green lawns, stone patio and extensive children's play area.

#### **Local authority**

East Ayrshire council

**EPC Rating - E**















1 Ballochmyle Way, Mauchline, Ayrshire, KA5 6LA  
Gross Internal Area = 406.8 sq. metres (4379.0 sq. feet)



savills.co.uk

Savills Glasgow  
0141 222 5875  
glasgow@savills.com



For identification only. Not to scale. © 191009PW

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

