

**FOR SALE**



**Ayr Road, Ochiltree**

**4 Bedrooms, 1 Bathroom, Detached House**

**Offers In Excess Of £200,000**



**PROPERTY DESCRIPTION**

**Ayr Road, Ochiltree**  
**4 Bedrooms, 1 Bathroom**  
**Offers In Excess Of £200,000**

- Gas Central Heating
- Council Tax - Band D
- Spacious Garden
- Summer House/ Office
- Quality Kitchen
- Rural Setting

Nestled in the village of Ochiltree, this unique detached property not only exudes distinctive charm but also promises an unparalleled living experience, thanks to the owner's commendable refurbishment efforts that have elevated it into an exceptional home.

Upon stepping inside, a welcoming reception hall effortlessly guides you into the lounge, where a feature fireplace commands attention amidst tasteful decor and carpeted flooring. Bedroom 3, currently repurposed as a dining room, impresses with its spacious and well-appointed layout. The adjacent shower room, adorned with a gas mains powered shower, wash hand basin, and W.C is meticulously decorated and tiled to an excellent finish.

Conveniently situated adjacent to the shower room is a utility area housing the gas boiler and washing machine. Access to the second floor is seamlessly provided from the hall, leading to two additional double bedrooms. The master bedroom is enhanced by a built-in wardrobe and a central feature wall, while Bedroom 2 is equally well-appointed and finished in modern tones.

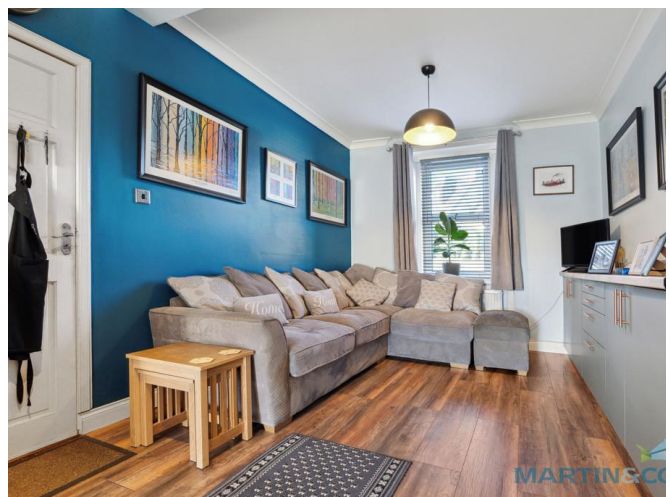
The level is completed with a purposeful cloakroom W.C. featuring a wash hand basin and W.C. with a half-tiled wall.

The dining kitchen has been thoughtfully upgraded, displaying a range of base and wall-mounted units, merging into an open-plan sitting area. Exiting the kitchen leads to a cloakroom entrance hall, offering another point of entry and exit. Here, a practical W.C. and wash hand basin are tastefully decorated with part tiling to the wall. Ascending the stairwell brings you to Bedroom 4, characterized by a feature stone wall, Velux window, and carpeted flooring.





Access to the garden is through the kitchen, providing scenic views of the countryside. A patio area and a well-proportioned garden enhance the outdoor experience. Adding to the allure are a garage and two summer houses, one of which currently serves as a home office, both are fully insulated and have access to power. Additional benefits include double glazing and gas central heating. Parking is conveniently available in front of the property that can accommodate up to 6 cars. Making this an ideal residence for various buyers seeking a home in a rural setting within easy reach of amenities. Register your interest with Martin&Co Ayr [ayrandkilmarnock@martinco.com](mailto:ayrandkilmarnock@martinco.com)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Floor 2



Floor 1



**TOTAL: 1463 sq. ft, 136 m<sup>2</sup>**  
 FLOOR 1: 1027 sq. ft, 95 m<sup>2</sup>, FLOOR 2: 436 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 228 sq. ft, 21 m<sup>2</sup>, STORAGE: 48 sq. ft, 5 m<sup>2</sup>, FIREPLACE: 5 sq. ft, 0 m<sup>2</sup>,  
 LOW CEILING: 135 sq. ft, 11 m<sup>2</sup>

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



## Martin & Co Ayr Office

24 Parkhouse Street • • Ayr • KA7 2HH

T: 01292 619539 • E: ayr@martinco.com

Letting Agent Registration No. LARN 1807019

# 01292 619539

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

