



BLACK
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SOLICITORS & ESTATE AGENTS

No 1 Moss Haw
Moscow
Ayrshire
KA4 8PU

Fixed Price £295,000

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No 1 Moss Haw – Tucked away within the memorably named East Ayrshire Village of Moscow which has its own River Volga, amidst picturesque open countryside, the easily missed cul de sac of Moss Haw (just off Hemphill) features a very select development of only 3 similarly styled Modern Detached Bungalows. No 1 is situated on the left as you enter and is set amidst larger mature gardens with generous screening for added privacy from the roadway to the rear.

Externally the property is deceptive with internal viewing revealing flexible, well proportioned accommodation extending over 2 levels, comprising 7/9 Main Apartments. Although the property is modern build the current owner has upgraded internally during his period of ownership. There remains some scope for any prospective new owner to make their own style statement reflecting that rather than being a mass-produced new home from a national builder, No1 Moss Haw enables one to be a little bit more creative.

One of the added benefits of these relatively rare small/select residential developments is the sense of... & actual space... that having only 3 homes around a larger cul de sac creates. The property sits comfortably amidst its mature gardens inviting one to potter or simply enjoy the outdoor space.

The accommodation comprises, a welcoming reception hall, an impressively proportioned formal lounge, separate dining room with patio doors onto an elevated deck style patio which is a striking feature for both owner & visitors alike, a stylish refitted breakfasting kitchen with spacious separate utility room off, “master” bedroom (No 2) with stylish en-suite and useful walk-in wardrobe, 3 further bedrooms and a stylish 4-piece family bathroom.

A staircase off the main reception hall rises to the attic level which features a large room with en-suite style bathroom off plus two further rooms (titled Room A & B) on the floorplan. This attic area invites flexibility perhaps with the main room as a further public room and the 2 rooms off as possible smaller bedrooms or a small bedroom plus study – it is certainly feasible to have the upper level as a self-contained style “teenager’s flat” or similar.

The specification includes gas central heating (LPG Tank/supply) & double glazing. EPC – F. The private monobloc driveway provides off-street parking also leading to a double garage which functions as full size to the left & half size to the right (this side accommodates the enclosed staircase to attic level). Mature private gardens surround the property.





MAIN LEVEL (Ground Floor)

RECEPTION HALL
19' x 29' 5"
(sizes to L shape only)

LOUNGE
21' 2" x 17' 8"

DINING ROOM
11' 9" x 9' 4"

BREAKFASTING KITCHEN
11' 8" x 16' 9"

UTILITY ROOM
10' 5" x 10' 5"

BEDROOM No. 1
9' 9" x 13' 6"

BEDROOM No. 2 (The Master)
11' 1" x 15' 4"

EN-SUITE
6' 8" x 6'

BEDROOM No. 3
9' 8" x 9' 7"

BEDROOM No. 4
9' 8" x 9' 9"

BATHROOM
11' 8 x 7' 6"

Graeme Lumsden, Director/Valuer of BLACK HAY Estate Agents, approaching 30 Years within the estate agency industry, comments:

"In my view... No 1 Moss Haw is certainly distinctive by its name and by the village in which it resides however it deserves real attention as it offers the benefits of a modern build home with the benefits more often associated with a traditional detached home... one that is not wedged up against the one next door.

Drive into many modern New Home Developments and there is an almost claustrophobic sense as each house fights for its own little piece of space... in contrast, arrive at Moss Haw and you are instantly struck by the space that welcomes you... that's a very warm & relaxing welcome home!"

MAIN LEVEL (GROUND FLOOR)

HALL: Access gained via opaque double glazed door onto welcoming L-shaped reception hall which provides access off to ground floor apartments whilst secondary hallway/staircase leads to upper level.

LOUNGE: Impressively proportioned principal public room with triple aspects. Main wall features marble hearth with multi-fuel stove fire, log alcove adjacent. Feature downlighting.

DINING ROOM: Situated to the rear with double glazed patio doors opening onto splendid elevated deck which enjoys garden views. French-style doors from the hallway open into the dining room. Feature downlighting.

BREAKFASTING KITCHEN: A particularly spacious breakfasting-style kitchen re-fitted by the present owner with an array of cream colour gloss-fronted contemporary base/wall mounted units, contrasting worktops with one and a half bowl inset sink, integrated appliances of 5-ring gas hob with illuminated hood over & eye level double oven (all stainless steel finish), dishwasher and fridge. Space to side for breakfasting table/chairs. Feature down lighting. Twin double glazed windows with views over rear garden. Glazed door to side off to utility room.

UTILITY ROOM: A larger size utility room separate from the breakfasting kitchen with window to side and opaque semi-glazed door to the rear, integral garage door also. Matching array of base units with contrasting granite worktops over, one and a half bowl sink, plumbing for washing machine space for tumble dryer. Feature downlighting.

BEDROOM No1: Situated behind the lounge, this room offers flexibility of use, used as bedroom or additional public room. Twin double glazed windows to the side enjoy garden views.

BEDROOM No2 (The Master) EN-SUITE: This the master bedroom, of spacious double proportion, to the rear/side with twin double glazed windows. Walk-in wardrobe/dressing room. Adjacent is door onto stylish modern en-suite bathroom, opaque double glazed window to rear, 3-piece contemporary fittings of low wc set, wash-hand basin within wall hung vanity unit and curved corner shower cubicle. Co-ordinating floor/wall tiling, feature downlighting.

BEDROOM No3: Situated to the front with twin double glazed windows. Fitted mirrored wardrobe storage to the side.

BEDROOM No4: Also situated to the front, again with twin double glazed windows.

BATHROOM: The main bathroom is situated off the reception hall with opaque double glazed window to rear. 4-piece contemporary white fittings of feature bath with tiled surround, low wc set, semi-pedestal wash-hand basin and larger size corner shower cubicle. Co-ordinating wall/floor tiling, chrome finish heated towel rail/radiator. Feature downlighting.

UPPER LEVEL:

BEDROOM No5/AH' PUBLIC ROOM (EN-SUITE):

15' 2" x 17' 9" (partially coombed ceilings)
This spacious bedroom or alternative public room features larger twin velux windows enjoying elevated views across countryside skyline to the Isle of Arran on the horizon.

BATHROOM EN-SUITE

6' 7" x 7'

Twin doors to side off to two further rooms plus on opposite wall a door leads to a small en-suite bathroom with 3-piece fittings including bath, velux window.

ROOM A:

7' 5" x 15' 1" (partially restricted headroom)

Situated to the rear off bedroom No5 this room offers flexibility of use large. Velux window enjoys attractive views.

ROOM B:

7' 4" x 14' 11" (partially restricted headroom)

Similar in shape to room A however situated to the front, again with velux, window. This room offering flexibility of use.





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