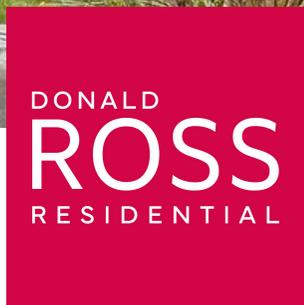




## 1 Main Road, Kirkoswald

In Excess of £325,000





# 1 Main Road

Kirkoswald, Maybole

Four bed detached villa in semi rural Kirkoswald with balcony views, flexible living space, gardens, driveway and double garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

- Desirable four bedroom detached villa in a sought-after semi-rural setting
- Flexible layout with family room or optional fourth bedroom on ground floor
- Spacious dining kitchen ideal for modern family living and entertaining
- Bright and welcoming living room with excellent natural light
- Ground floor bathroom plus additional upstairs shower room
- Rear facing bedroom with private balcony and open countryside views
- Three well-proportioned bedrooms on the upper level
- Generous driveway providing ample off-street parking
- Substantial double garage offering excellent storage or workspace potential
- Well-maintained gardens to front and rear, perfect for outdoor enjoyment







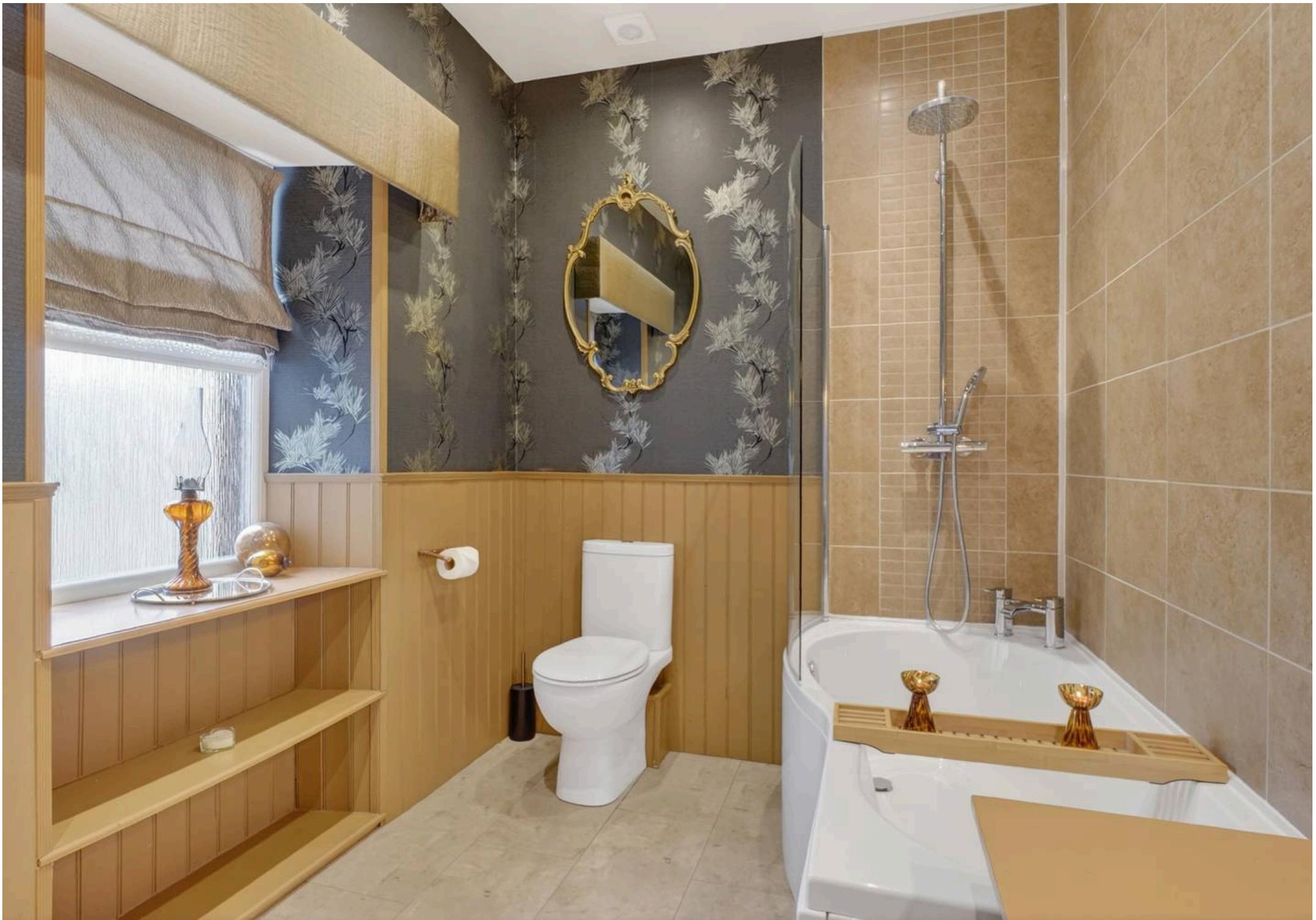


















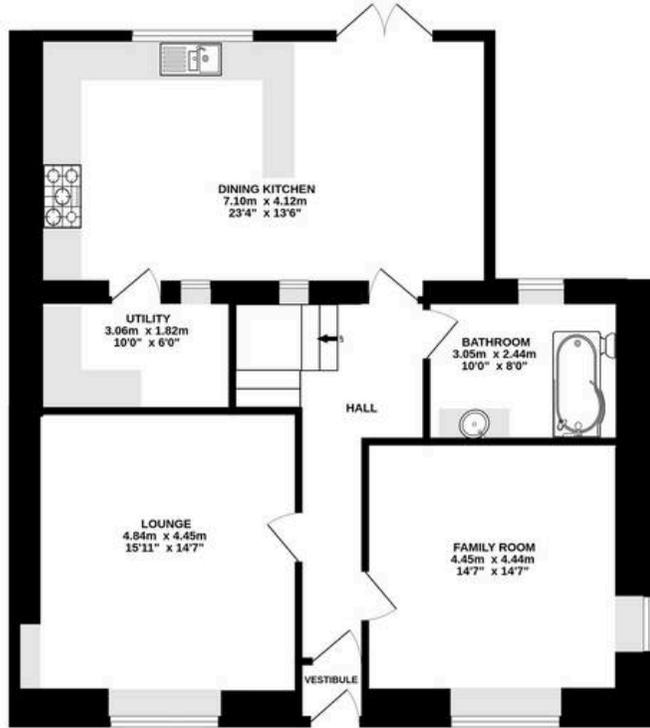




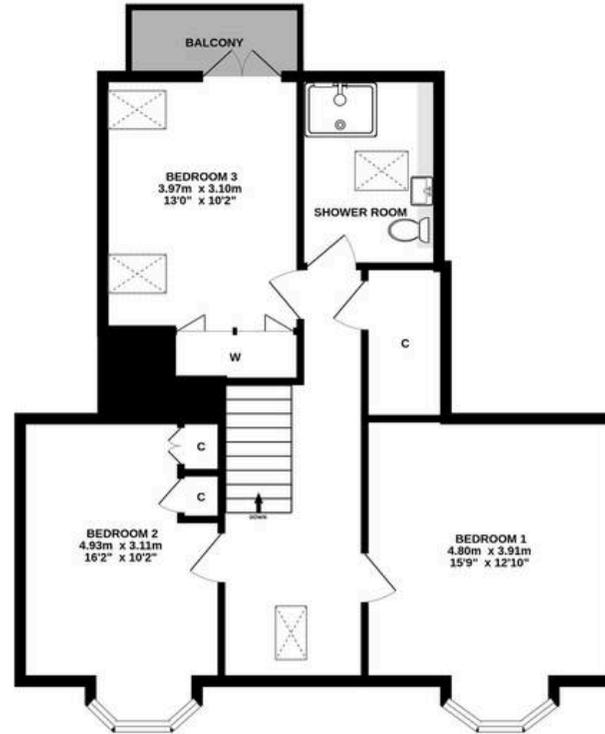




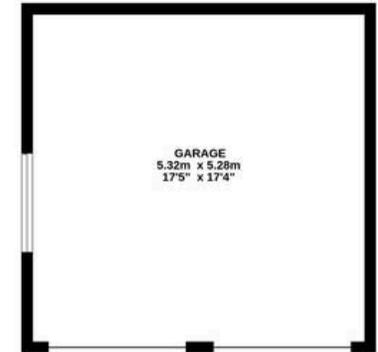
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ALL MEASUREMENTS TAKEN AT WIDEST POINT.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Donald Ross Residential Ayr

Donald Ross, 1 Beresford Terrace - KA7 2ER

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While every effort has been made to ensure accuracy, buyers should independently verify all details and review the Home Report before submitting an offer. No warranty or representation is given regarding the property, and neither the agent nor the seller accepts responsibility for any inaccuracies. Buyers must satisfy themselves on all legal aspects.