



For Sale:

4 Bedroom
Modern Detached Villa
Offers over £165,000

5 Kiln Grove
Mossblown
KA6 5BF

For more information contact:

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5 Kiln Grove, Mossblown, KA6 5BF

A truly outstanding four bedroom modern detached villa presented to a show home standard and situated on a preferred plot within a desirable cul-de-sac location.

- Hall
- Lounge
- Dining Room
- Kitchen
- W/C
- Four Bedrooms
- Ensuite shower room
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Double Driveway
- Garage
- West facing gardens

5 Kiln Grove is an impressive four bedroom modern detached villa which is offered to the market in truly show home condition. The property was built in 2011 and since then has been improved by the current owners.

The accommodation has been designed for modern family living and is formed over two levels. On the ground floor there is a hall with w/c, lounge, dining room and modern fitted kitchen. Stairs from the hall rise to the first floor where there are four double bedrooms and a family bathroom. The master bedroom further benefits from an ensuite shower room.

There is a good sized garage and driveway which provides off street parking.

Further enhancing this wonderful property are well maintained west facing gardens which include an area of lawn and a timber deck, which is perfect for outdoor entertaining. The rear gardens are fully enclosed which makes them child friendly.

We believe this high quality villa is extremely good value in the present market and should be viewed to be fully appreciated.

Offers over £165,000

Location

Kiln Grove is part of a recently constructed modern housing development which is situated on the fringes of the pleasant village of Mossblown. Mossblown is a popular country village which has its own local shops, school, and other amenities with Ayr only five miles distant. Ayr is the foremost coastal town in south west Scotland and has superb sporting facilities including championship golf courses, sailing, game and sea fishing, etc. all within the immediate vicinity. Communications are excellent with electrified train service to Glasgow, airports at Prestwick and Glasgow and good road system for commuters. The main industrial belt is 30 miles distant.

Viewing

is by appointment only which can be arranged by contacting us on:

Tel: 01292 288 222

Email: office@donaldross.co.uk

Mon to Fri: 9am - 5:30pm

Thurs: 9am to 6:30pm

Sat: 9am - 3pm

Accommodation

Ground Floor	
Hall	3'2 x 21'6
W/C	2'11 X 5'4
Lounge	13'3 x 15'4
Dining Room	10'2 x 11'
Dining Kitchen	9' x 14'3
First Floor	
Bedroom 1	10'2 x 11'11
Ensuite	5'5 x 6'6
Bedroom 2	9'10 x 10'2
Bedroom 3	7'10 x 11'
Bedroom 4	7'10 x 10'10
Bathroom	5'11 x 6'6

Home Report

Allied Surveyors www.onesurvey.org

Council Tax

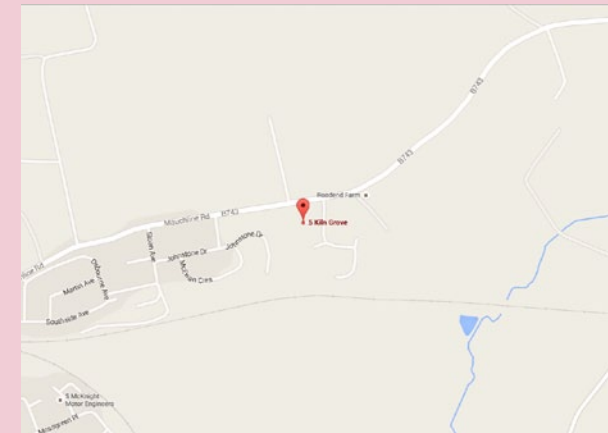
Band E = South £1928.48

Energy Efficiency Rating

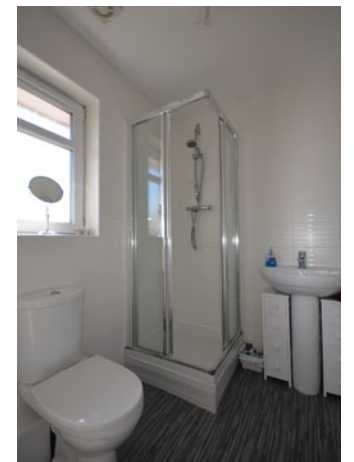
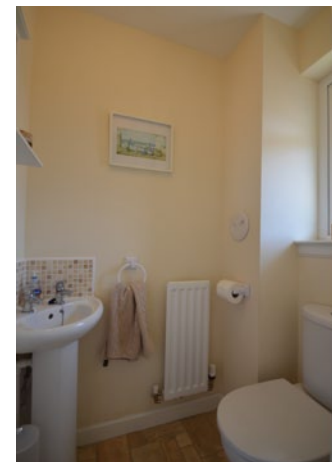
Band C

Directions

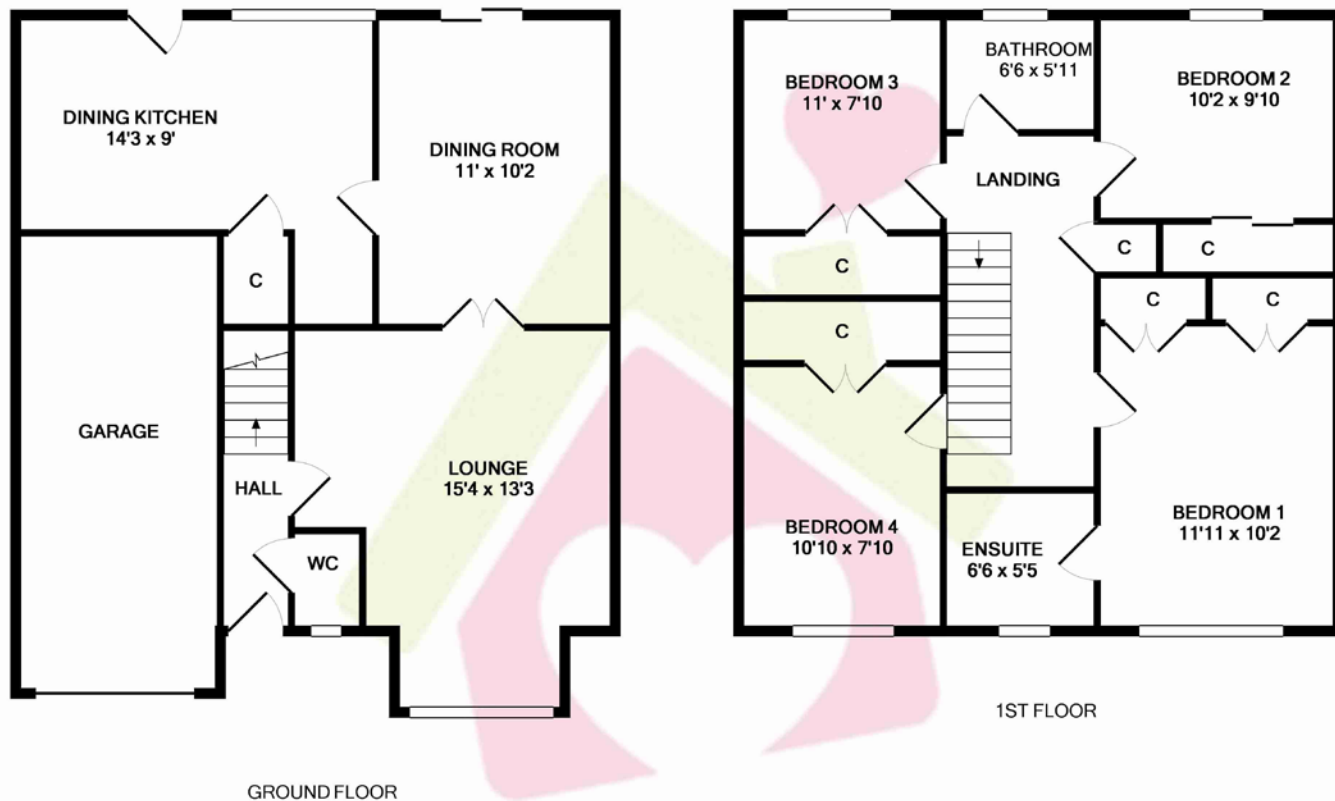
From Ayr travel along Whitletts Road to the roundabout and take 3rd exit onto the B743 and continue into Mossblown. Continue into the village onto Primrose Hill Road and take a right into Limeklin Wynd, then another right into Kiln Grove.







Gross Internal Floor Size 114m² / 1231.2ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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