



For Sale:

4 Bed Detached Bungalow

Offers over £260,000

Glenview Cottage
Brownford Bridge
By Crosshill
KA19 7QQ

For more information contact:

01292 288222
office@donaldross.co.uk

www.donaldross.co.uk





Glenview Cottage, Brownford Bridge, By Crosshill, KA19 7QQ

A most impressive, contemporary styled four bedroom detached and extended bungalow occupying a delightful and mature setting on the outskirts of the country village of Crosshill.

- Formal Lounge
- Modern Fitted Kitchen
- Open Plan Family Room / Dining Area
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Oil Central Heating & Double Glazing
- Outstanding Mature Gardens
- Three Driveways
- Detached Garage & Summer House
- Idyllic Rural Setting

Glenview Cottage is an impressive and deceptively spacious four bedroom modern detached bungalow which has been extended by the current vendors to form a truly outstanding family residence with high quality presentation throughout.

Enjoying an idyllic rural setting on the outskirts of Crosshill, the property sits within a substantial plot with mature gardens and it is our opinion this particular property would be of interest to a wide range of potential purchasers.

In summary, the property comprises; entrance porch, impressive reception hall with oak flooring, a stunning front facing formal lounge with log burning fireplace, a modern fitted kitchen with centre island which is open plan to a 475 ft² extension comprising of a family and dining area with log burning fireplace and patio doors opening onto the rear gardens. Off the kitchen is a separate utility and WC. There is also three bedrooms plus a family bathroom with bath and separate shower which completes the ground floor accommodation.

Stairs rise from the impressive family / dining area extension to the first floor which hosts the master bedroom with en-suite shower room. There is also a doorway from the landing giving access to a floored attic which could be further developed with relevant planning consent.

Externally there are three separate driveways providing secure off street parking for several vehicles one of which leads to a detached brick built garage.

Further enhancing this wonderful home are very well maintained landscaped rear garden grounds which have areas of lawn, mature shrubs and trees, log store plus a raised decking which hosts a summer house which is currently utilised as a home office.

To fully appreciate this wonderful unique detached family residence early viewing is recommended.

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Location

Glenview Cottage is situated within an idyllic rural setting approximately 3 miles from the attractive country village of Crosshill and Ayr is around 15 miles distant. Ayr is the foremost 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 288222

Email: office@donaldross.co.uk

Mon to Fri: 9am – 5:30pm

Thurs: 9am – 6:30pm

Sat: 9am – 3pm

Directions

From our Ayr office travel south on the A77 towards Maybole, and on entering the village take a left onto St Cuthbert's Road and continue ahead into the B7023 Crosshill Road. Follow the road ahead and continue through Crosshill until reaching the crossroads. Continue ahead where the property is situated on the right hand side.

Accommodation

Entrance Porch 4'5 x 5'1

Hall 3'9 x 14'5 into 3'8 x 16'5

Lounge 14'5 x 16'4

Kitchen 11'9 x 14'6

Dining /Family Room 18'4 x 24'2

Utility Room 6'5 x 11'9

WC 4'8 x 6'6

Bedroom 1 10'3 x 13'1

Bedroom 2 9'8 x 9'9

Bedroom 3 8'5 x 10'3

Bedroom 4 9'3 x 13'1

Ensuite 2'9 x 7'9

Bathroom 8'9 x 9'9

Home Report Allied Surveyors

**Council Tax
Band E £1928.48**

**Energy Efficiency Rating
Band D**

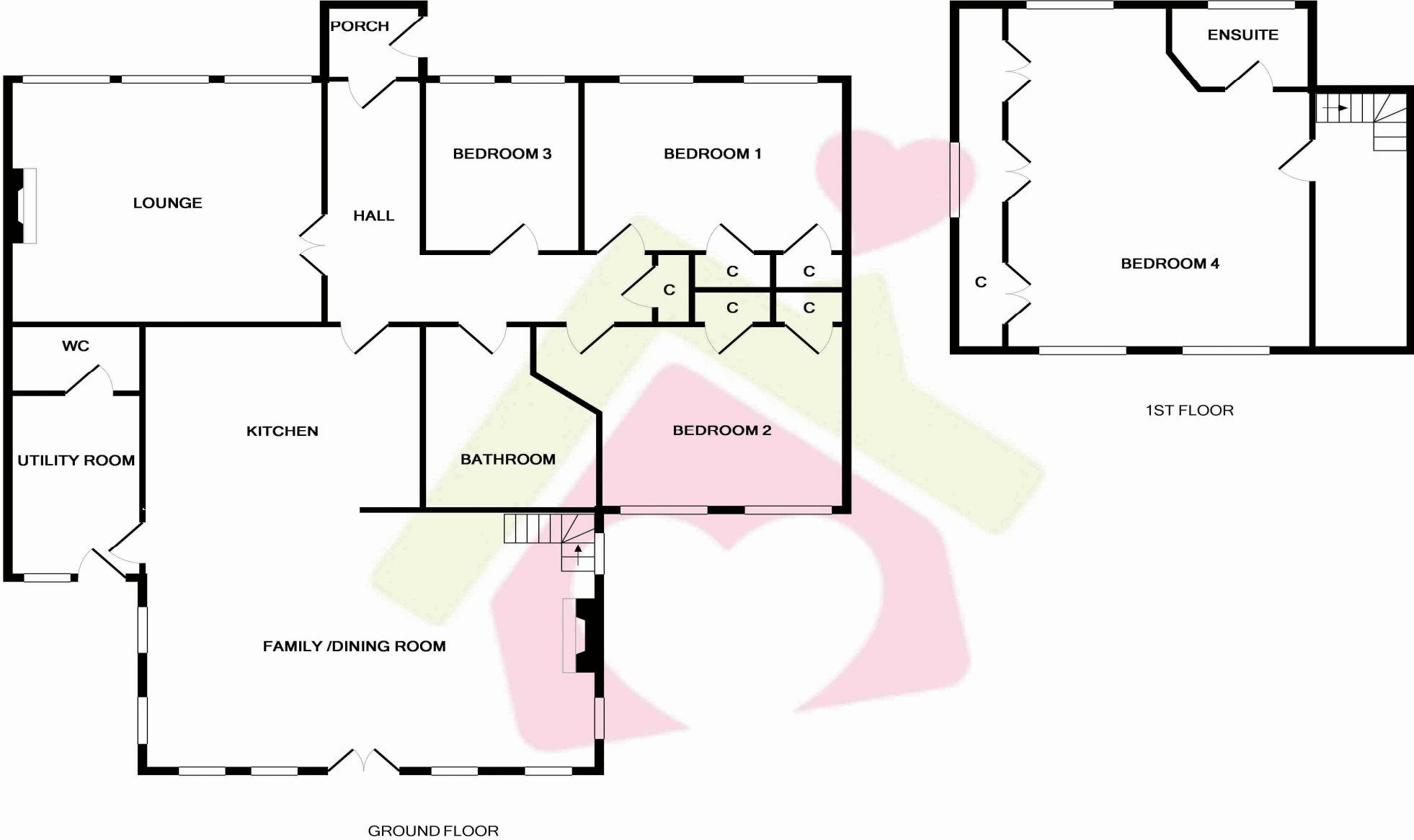








Gross Internal Floor Size 163m2 1760ft2



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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