

By Craigie

Midton Of Balgray, By Craigie



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An immaculate traditional farmhouse in a private country setting sitting in 10 acres including approx' 8 acres of grazing land, extensive accommodation, variety of outbuildings, far reaching views and well tended gardens.

Situation

The property enjoys a lovely situation surrounded by rolling fields around one mile from the village of Craigie and around three miles from the town of Kilmarnock which provides a comprehensive range of amenities including excellent supermarket and retail shopping, transport and recreational facilities. For the commuter there is ease of access to the A77/ M77 linking to Ayr and Glasgow while Prestwick airport (11 miles) and Glasgow airport (26 miles) provide flights throughout the world.

Property Description

Midton of Balgray is a most impressive traditional farmhouse set around a central courtyard and providing exceptionally spacious and well proportioned accommodation over two levels. The property has been meticulously maintained by the current owners with benefits including a quality fitted kitchen with 'Rangemaster' double oven, oil fired central heating, double glazing, quality floor coverings and alarm system.

In summary the accommodation extends to, on the ground floor, an entrance porch, hall, formal lounge with Italian marble fireplace at its focal point, formal dining room, sitting room with doors to the conservatory, dining kitchen with utility room and shower room off, double bedroom and bathroom. Upstairs there are three further bedrooms, two with three piece en-suite shower rooms.













Externally the property is approached via a private driveway culminating in the central courtyard with a feature circular raised border. To the rear and sides of the property there are immaculate garden grounds predominantly laid to lawn with well stocked shrubbery borders, mature trees, paved patio and greenhouse. The grazing land extends to around 8 acres and is currently split into 3 fenced paddocks.

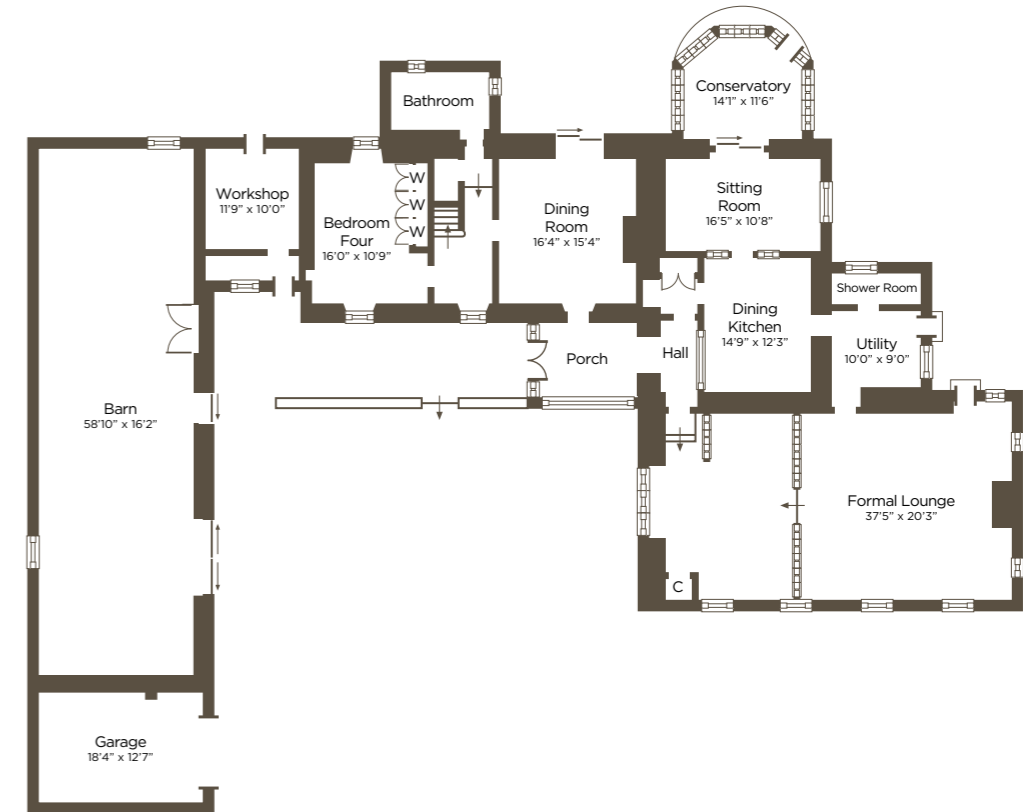
There are a number of outbuildings including an attached workshop, storage, hay shed, barn and garage which offer excellent potential to develop into a self contained dwelling subject to any appropriate consents. The stables currently provide two boxes with light, power and water. To the rear of the outbuildings there is an extensive area of

hardstanding. There is potential to convert some out buildings to give a further 3 stable blocks.

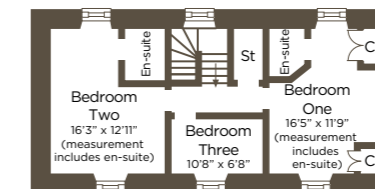
■ Directions

Travelling south from Glasgow on the M77 to Kilmarnock. At Kilmarnock take the A76 Dumfries road for approximately two miles and proceed straight through the first roundabout. At the second roundabout turn right onto the A719. Take the second exit on the right opposite the entrance to Carnell Estate and proceed along for approximately 1.5 miles where the driveway to the property is on the right hand side.

■ Ground Floor



■ First Floor



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