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22 Red Rose Way
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RECEPTION HALL	15' 7" x 14' 11"
LOUNGE	12' 8" x 17' 11"
BREAKFASTING KITCHEN	10' 5" x 12' 11"
BEDROOM NO 1 (sizes at widest points)	14' 2" x 15'
BEDROOM NO 2	10' 10" x 11' 5"
BEDROOM NO 3 (alternative Dining Room)	14' 5" x 9' 5"
BATHROOM	7' 8" x 9'

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A desirable Modern Detached Bungalow, one of only a few within a popular Hope Homes Residential Development on the edge of Tarbolton Village, itself set amidst the attractive Ayrshire Countryside.

The most appealing home was completed by renowned Hope Homes, circa 2011, with the owners from new having added porcelain tiled floors to enhance the property further, now presented in "Show Home" style condition.

The excellent, well proportioned accommodation comprises, very spacious & welcoming reception hall, impressive lounge, stylish breakfasting kitchen, dining room or alternative 3rd bedroom (patio doors to garden/countryside views), two double bedrooms and stylish/spacious bathroom.

Generous attic storage is available. Both gas central heating (LPG) & double glazing are featured. Private gardens are located to the front & rear with the owners having added a very useful studio/external store which has been thoughtfully designed/built to match the style of the house. A twin monobloc private driveway provides off-street parking.

Internal viewing is highly recommended for this particularly desirable home which enjoys favoured position overlooking open countryside to the rear. To View please telephone Black Hay on 01292 283606.

Access through timber/double glazed door onto a particularly welcoming & spacious L-shaped reception hall which provides access off to the remaining apartments, all on the level, useful storage/cloaks cupboard to side, access hatch loft area over.

A spacious and most appealing lounge with double glazed windows to the front enjoying open outlook across communal green space/water feature to residence in the distance.

A stylish breakfasting kitchen to rear with double glazed windows overlooking gardens and in-turn enjoying splendid countryside views beyond. The kitchen area featuring a U-shaped array of cream colour gloss fronted base/wall units with contrasting grey detailing, co-ordinating worktops over, inset single bowl sink with mono-mixed tap, integrated appliances of 4-ring ceramic hob with illuminated stainless steel chimney hood over &

double oven to the side, integrated dishwasher also.

A useful utility accessed from the breakfasting kitchen with timber/opaque double glazed door leading onto rear gardens. A single array of cream/grey base units with contrasting worktop over, inset single bowl sink, plumbing for washing machine, space for tumble drier & large fridge freezer also (these appliances not included). Useful ceiling mounted clothes pulley.

Bedroom No 1 (En-Suite) - the "master" bedroom, of spacious double proportion with double glazed windows enjoying views similar to those from the lounge. Fitted mirrored wardrobe storage to the corner with cream colour gloss fronted fitted wardrobe storage around bed recess area.

A stylish en-suite is located within the master bedroom, opaque double glazed window to side. 3 piece white fittings of low wc set, wash-hand basin within slimline vanity unit & corner shower cubicle. Feature downlighting, extractor fan, chrome finish towel rail/radiator.

Bedroom No 2 - situated to rear, again with double glazed windows enjoying views similar to those from the breakfasting kitchen. Fitted wardrobe storage provided.

Bedroom No 3 - this room offering flexibility of use, presently as dining room with patio doors enjoying views across garden to splendid open countryside beyond. This room easily reverting to a 3rd bedroom if required. Fitted wardrobe storage provided.

The main bathroom is situated off the reception hall with twin opaque double glazed windows to the side. Of larger size with 4 piece white suite comprising panel bath, corner shower cubicle, low wc set & pedestal wash-hand basin. Micro downlighting, extractor fan, chrome finish heated towel rail/radiator.

Heating is gas-fired via LPG Gas. Double glazing is featured. A monobloc twin driveway provides off-street parking to the front. Monobloc feature paving within the rear garden, open timber lattice fencing as boundary with splendid open countryside viewing beyond. A small detached studio/store located to rear, style matching the property with double glazed window to side and sliding patio door, power & lighting.



