

# 26 Towerhill Avenue

KILMAURS, EAST AYRSHIRE, KA3 2TS



*A BEAUTIFULLY FINISHED ARCHITECTURALLY DESIGNED 5-BEDROOM DETACHED HOME. INCLUDING MANY UNIQUE FEATURES SUCH AS EN-SUITE SPA, SUN ROOM & MORE*



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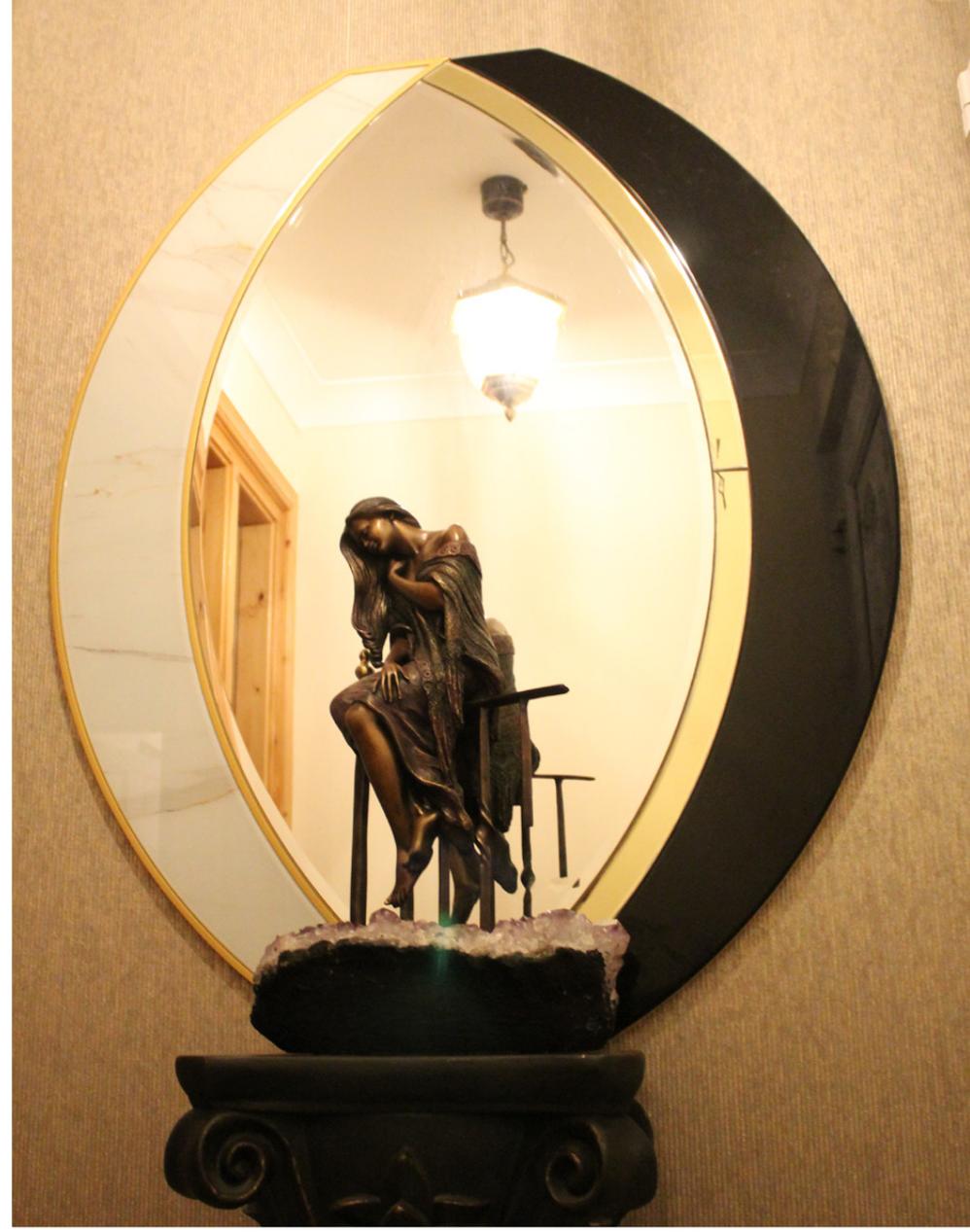


Part Exchange Available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owners have designed their home to the highest of standards. This beautifully presented and individually designed five-bedroom detached villa, with an impressive entrance that sets a grand stage for 26 Towerhill Avenue is a particularly picturesque example of contemporary living, you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about!

The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. Split over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level, sets the tone.

## The Property

Its luxurious fixtures and fittings give a glimpse of the quality features throughout. The family lounge come dining area is flooded with natural light from the extensive glazing and boasts a pleasant outlook onto the rear garden from a set of doors which you can open and invite outside in. This zone is the perfect ambience in which to unwind after a hard day. This spacious room is extremely popular when entertaining friends and family. It's easy to imagine the evenings of fine dining this zone has played host to.







Another impressive room is the luxury, breakfasting kitchen, which has been professionally fitted to include a quality range of floor and wall-mounted units with a striking work surface, creating a fashionable and efficient workspace, it also offers quality fixtures and fittings and complimented with a host of integrated appliances. The useful utility room and wc sits off the kitchen. The fifth bedroom is located on this level. The current owners have utilised it as an office.

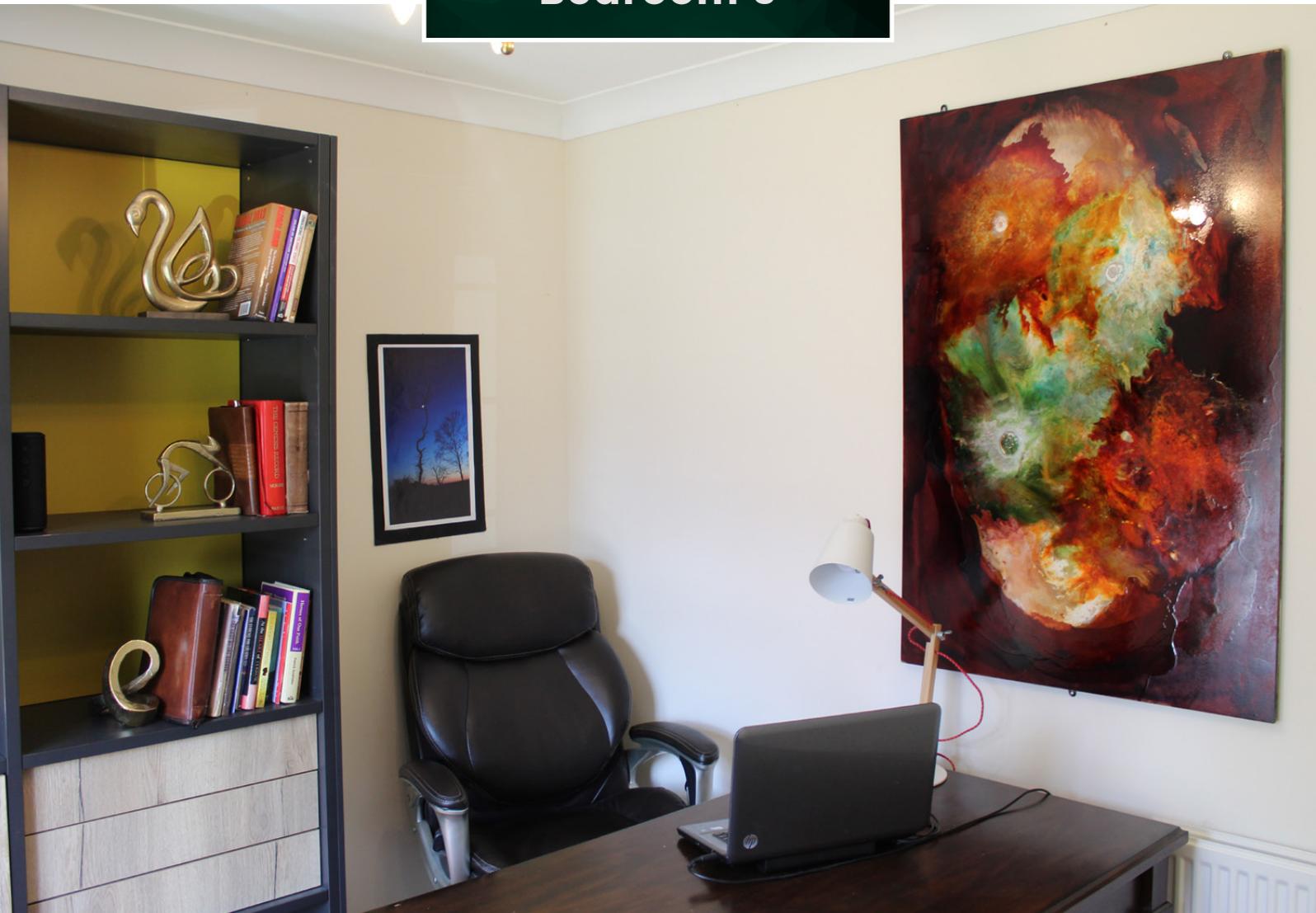








**Bedroom 5**



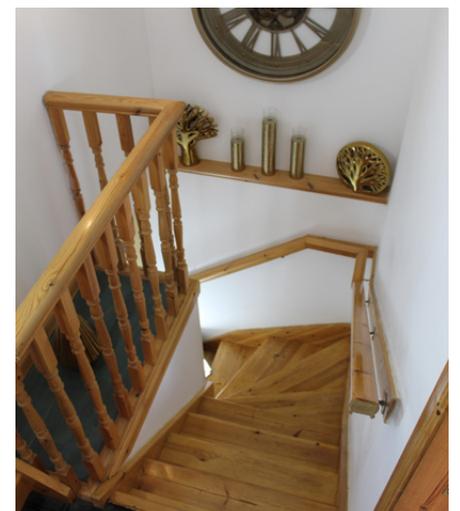


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The property features two staircases, one located at the front and the other at the rear. There is a beautiful stain glassed window that really catches your eye. On this level, you will discover a further four bright and airy well-proportioned bedrooms with a tastefully decorated theme on a bright and fresh layout. All bedrooms offer lots of space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. Bedroom four is complemented with a balcony that overlooks the rear garden and a stunning en-suite.

The master bedroom boasts a luxurious en-suite spa to include state-of-the-art fixtures and fittings enhanced with a giant jacuzzi bath, steam room and a sauna.

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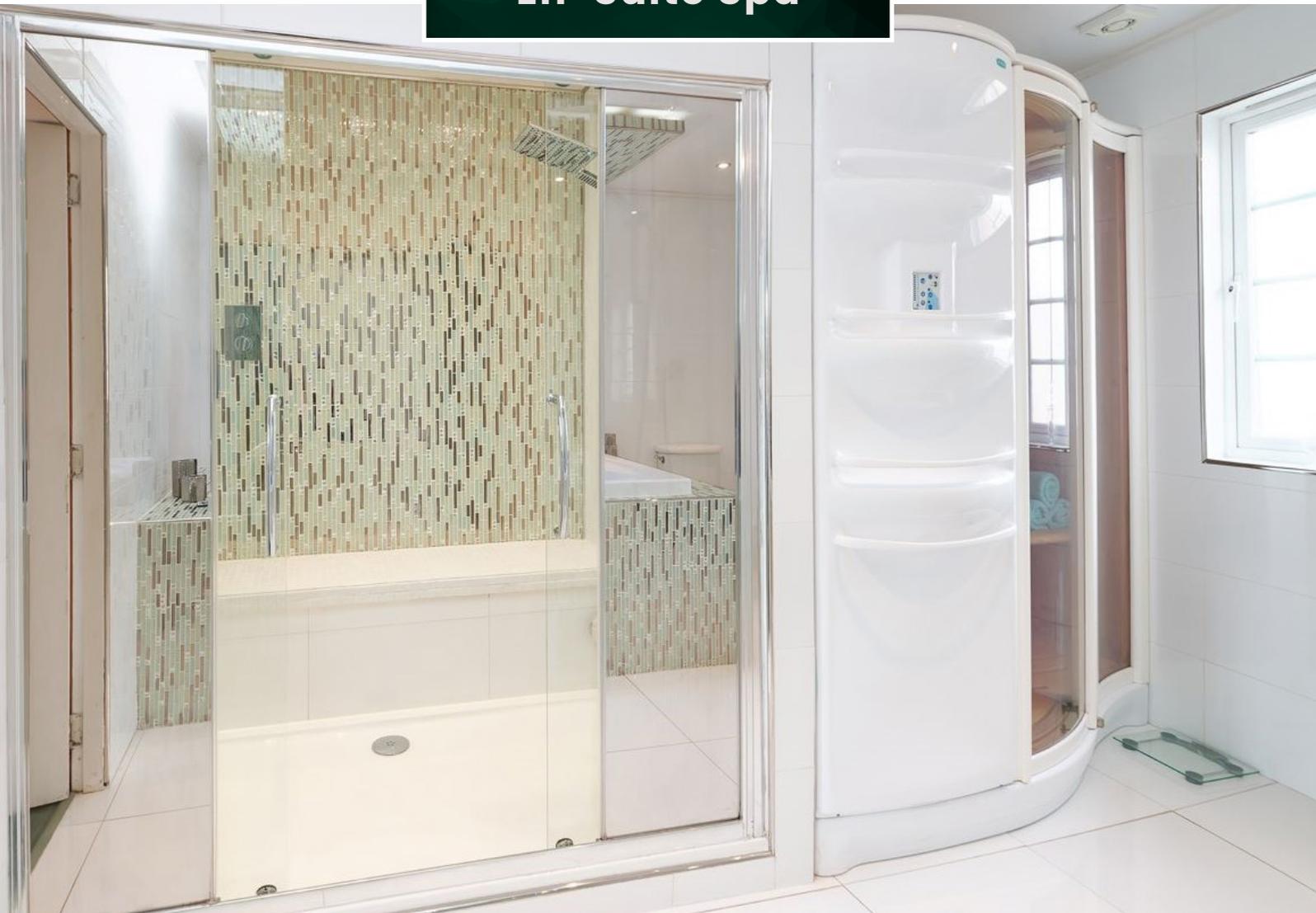


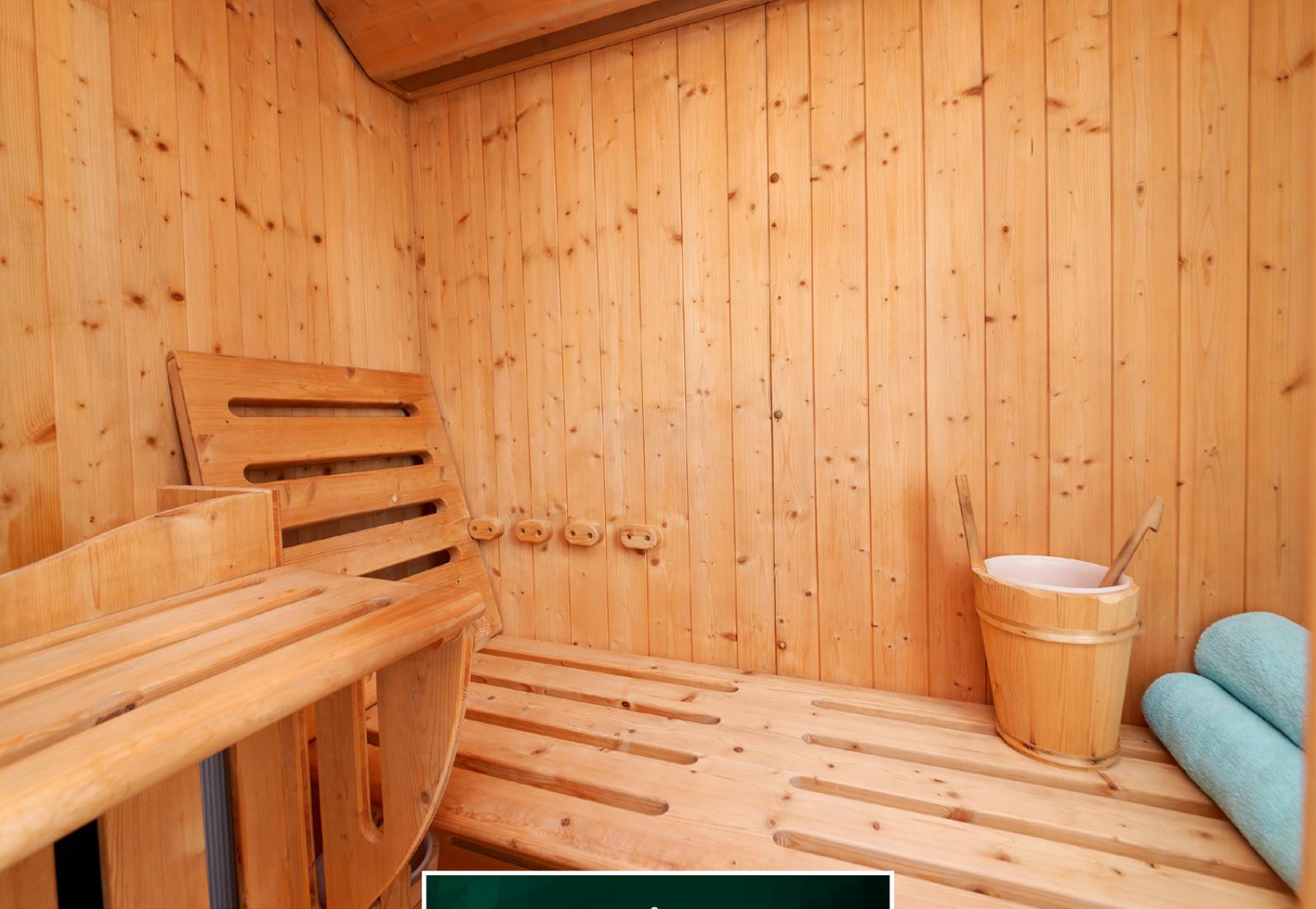
**Master Bedroom**





## En-Suite Spa





**En-Suite Spa**









**Bedroom 4**

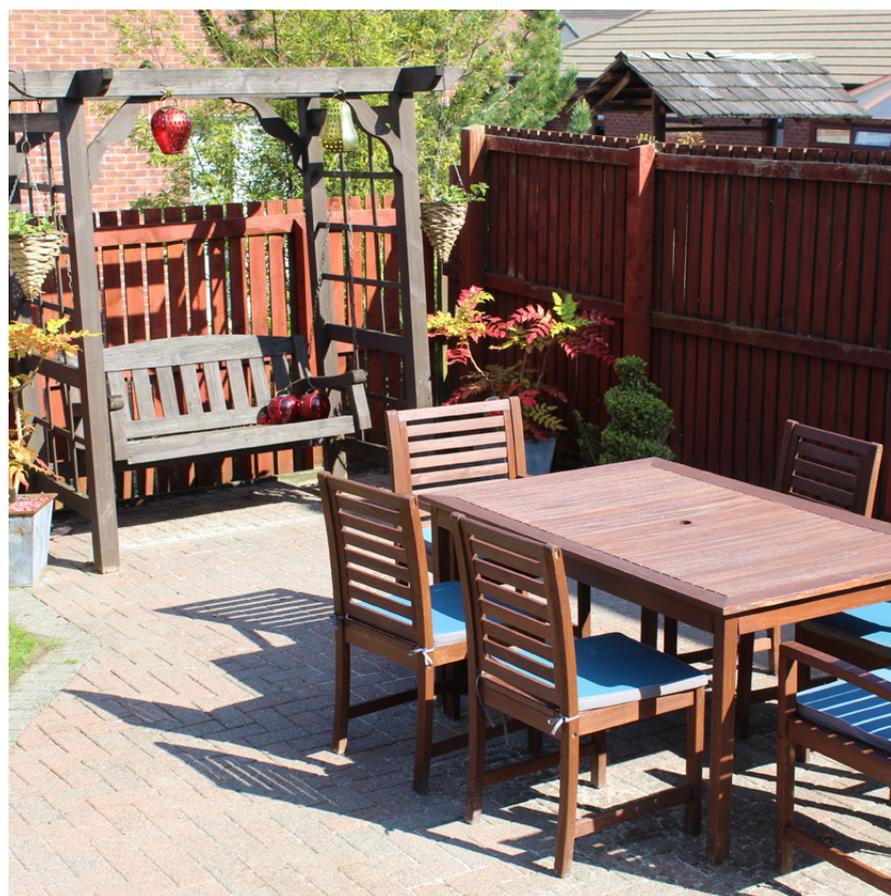




**The Bathroom**



Externally the generous garden grounds synonymous with the luxury inside complete this tranquil family home. A driveway provides off-road parking with a double garage to the rear of the property. The well-maintained garden grounds are a sheer delight - especially in the summer months. A stunning outlook frames the house perfectly. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

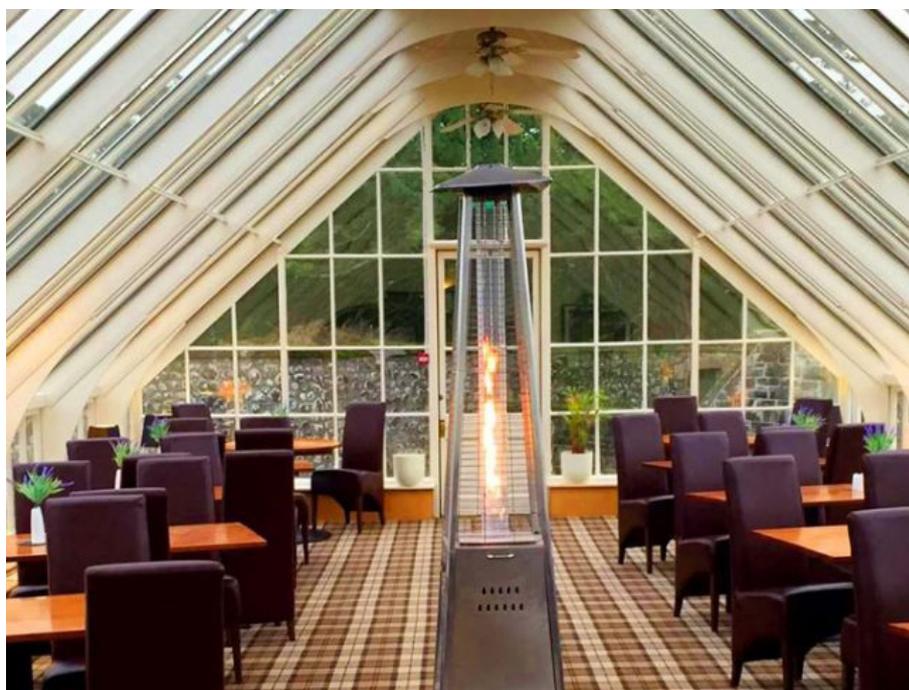


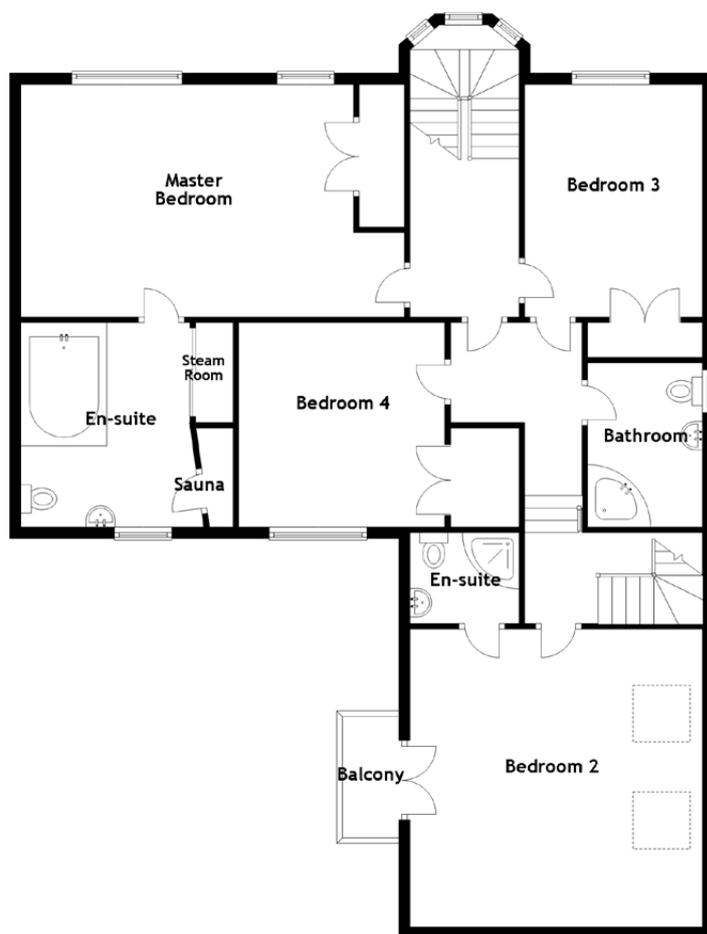
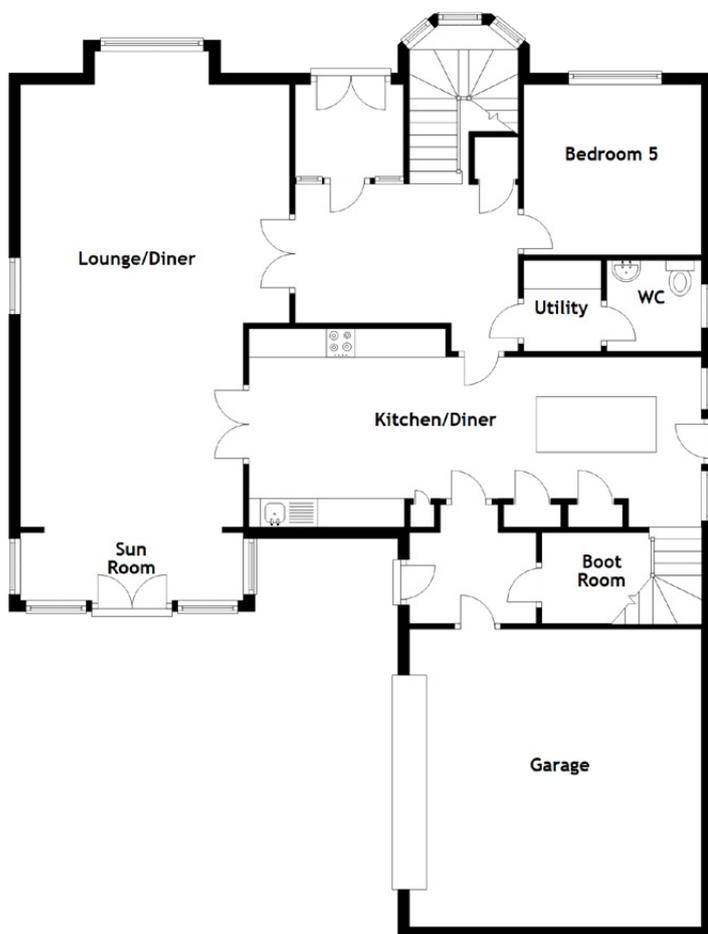
# KILMAURS

Towerhill Avenue is tucked away in the ever popular and charming conservation village of Kilmaurs, 21 miles south-west of Glasgow. With its population of only approximately 3,000 and surrounded by its historic and stunning landscape, Kilmaurs is a rare jewel of a location and the perfect place to raise a family and find that elusive time to work and enjoy a bit of 'life' time, in an increasingly hectic world. The historic town of Kilmarnock with all its amenities, is a mere 10 minutes journey and has a superb 24 hour Tesco store. Great schooling is near at hand in Kilmaurs with a Primary school and Stewarton Academy is also easily accessible.

Perfectly placed via the upgraded M77 motorway and a regular train service for quick and efficient commuting, for shopping or working. Glasgow, Troon and Ayr are all only a thirty minutes drive away.

Kilmaurs Train Station is only a five-minute walk away, as is Morton Park and the health centre. For lovers of the outdoors, there are walking groups, walking festivals that include historical walks to the Ice House.

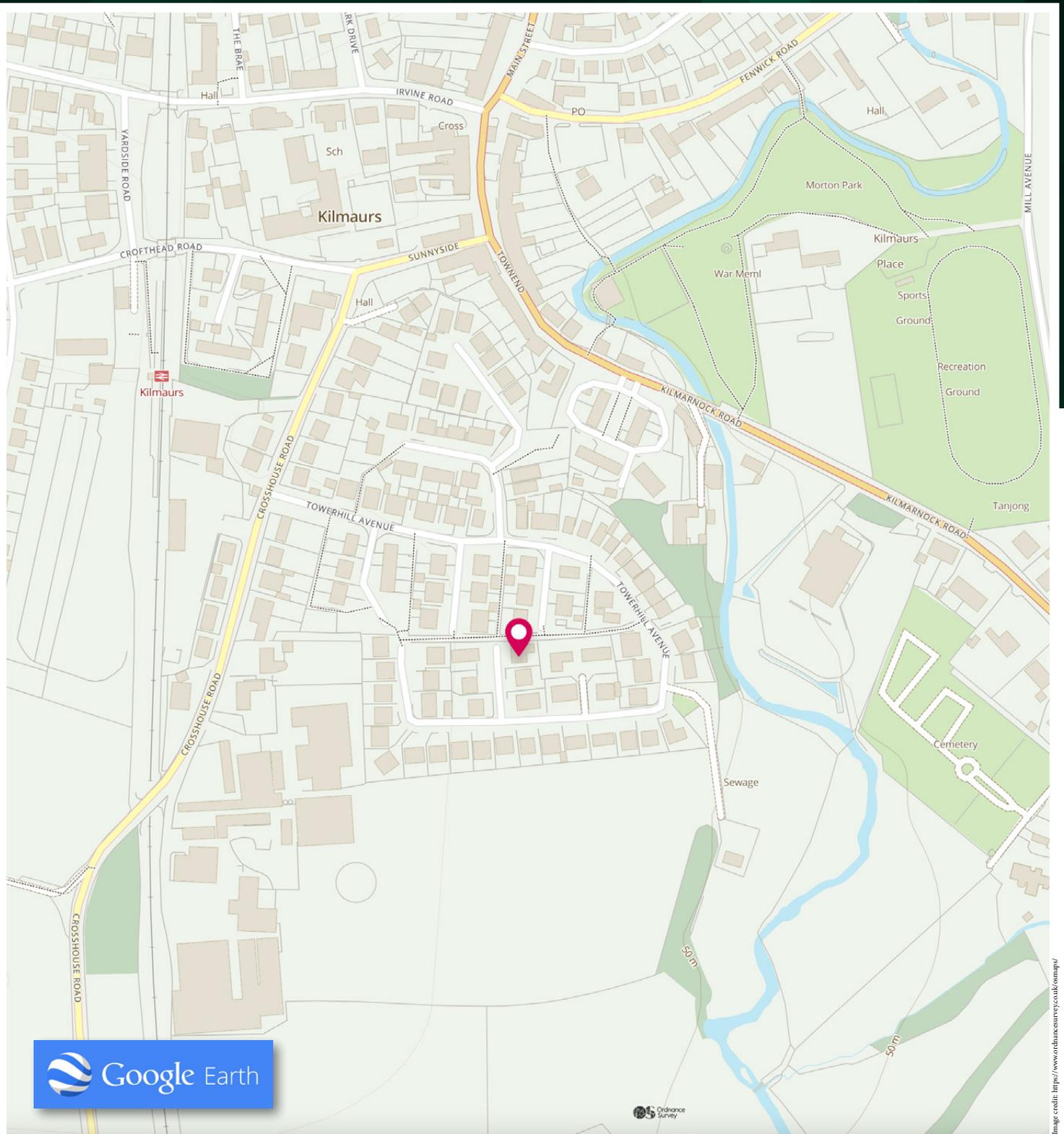




### Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	9.10m (29'10") x 4.70m (15'5")	Bedroom 2	5.25m (17'3") x 5.10m (16'9")
Kitchen/Diner	7.90m (25'11") x 3.60m (11'10")	En-suite	1.90m (6'3") x 1.60m (5'3")
Bedroom 5	3.10m (10'2") x 3.00m (9'10")	Bedroom 3	4.10m (13'5") x 3.10m (10'2")
WC	1.65m (5'5") x 1.60m (5'3")	Bedroom 4	3.61m (11'10") x 3.60m (11'10")
Utility	1.60m (5'3") x 1.35m (4'5")	Bathroom	2.89m (9'6") x 2.00m (6'7")
Garage	5.25m (17'3") x 5.10m (16'9")		
Master Bedroom	6.70m (22') x 4.10m (13'5")	Gross internal floor area (m <sup>2</sup> ): 234m <sup>2</sup>	
En-suite	3.70m (12'2") x 3.61m (11'10")	EPC Rating: C	



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