



"BAY VIEW" 70 KINTYRE AVENUE, GREENAN VIEWS, DOONFOOT AYR KA7 4GB





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“Bay View”, Doonfoot – A superb opportunity to purchase a beautifully presented Modern Detached Luxury Villa, enjoying favourable corner plot within the desirable Greenan Views Residential Development situated on the outskirts of Ayr, itself on the South West Coast of Scotland.

This exceptional former Show Home was completed by renowned MacTaggart & Mickel, highly regarded for their building excellence/quality standards, with the balance of a 10 Year NHBC Guarantee available. The style/model is “The Tait”, one of a limited number of 8 Apartment Villas.

Internal viewing reveals a stylish home, complemented by quality fixtures/fittings, featuring well proportioned apartments over 2 levels which offer flexibility of use. On the ground floor, the entrance vestibule opens into a most welcoming reception hall with double height ceiling and staircase rising to “gallery” style upper hallway, a corner sited formal lounge with patio doors opening onto sheltered patio gardens, an open-plan style dining kitchen – the stylish heart of this particular home with most appealing/well equipped kitchen (noting a good sized separate utility room is also provided), a living/family room provides further living space with patio doors again opening onto the rear patio gardens, a “downstairs” wc/cloakroom is positioned off the reception hall.

The central staircase rises from the reception hall to the upper hallway which provides gallery style access to 5 bedrooms- 4 of these currently serving as bedrooms whilst the 5th presently serves as a good sized study/slug with

twin door access. Bedroom Nos 1 & 2 feature stylish en-suites whilst bedroom Nos 3, 4 & 5 are served by a stylish family bathroom (with bath & double shower) off the hallway.

The specification includes both gas central heating and double glazing. Attic storage is available. The private gardens are neatly presented with an attractive array of shrubs etc whilst feature pebbles to the front/side gardens ease maintenance. The rear gardens are attractively presented, of sheltered courtyard style, inviting outdoor use when the weather permits. The private driveway provides off-street parking whilst also leading to a detached double garage with remote door access (noting that having been the sales office it is lined/features downlighting etc.).

In our view, quite simply... a Modern Luxury Home of immense appeal to those seeking a true Luxury Detached Villa able to accommodate an existing or growing family, or as with the current owners ...a very comfortable home which a couple can choose to enjoy privately or welcome family/visitors.

To discuss your interest in “Bay View” please contact Graeme Lumsden, our Director/Valuer, who is handling this particular sale – 01292 283606 or gpl@blackhay.co.uk To arrange a viewing please contact Paula Haworth on 01292 283606.



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ROOM SIZES

GROUND FLOOR

LOUNGE
14' x 18'

DINING
14' x 8' 6"

KITCHEN
14' x 8' 7"

UTILITY
11' x 5' 6"

FAMILY ROOM
11' x 10' 7"

CLOAK
6' 7" x 4' 9"

UPPER FLOOR

BEDROOM 1
11' 8" x 11' 1"

EN SUITE
5' 1" x 7' 8"

BEDROOM 2
14' x 9' 8"

EN SUITE
5' 1" x 6' 1"

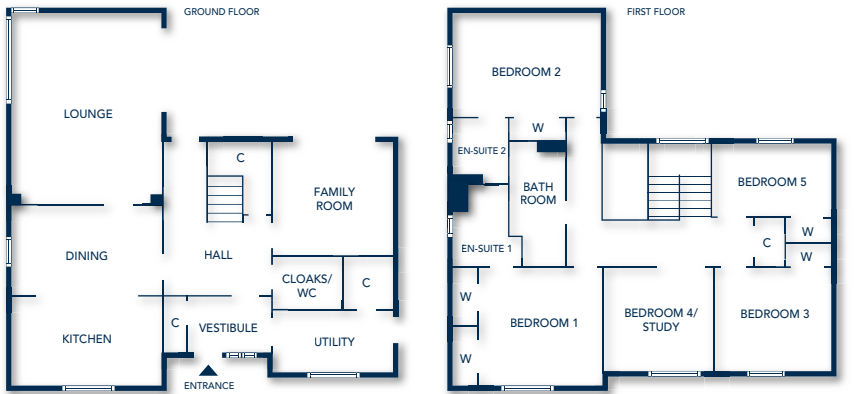
BEDROOM 3
11' x 9' 9"

BEDROOM 4/STUDY
10' 7" x 9' 9"

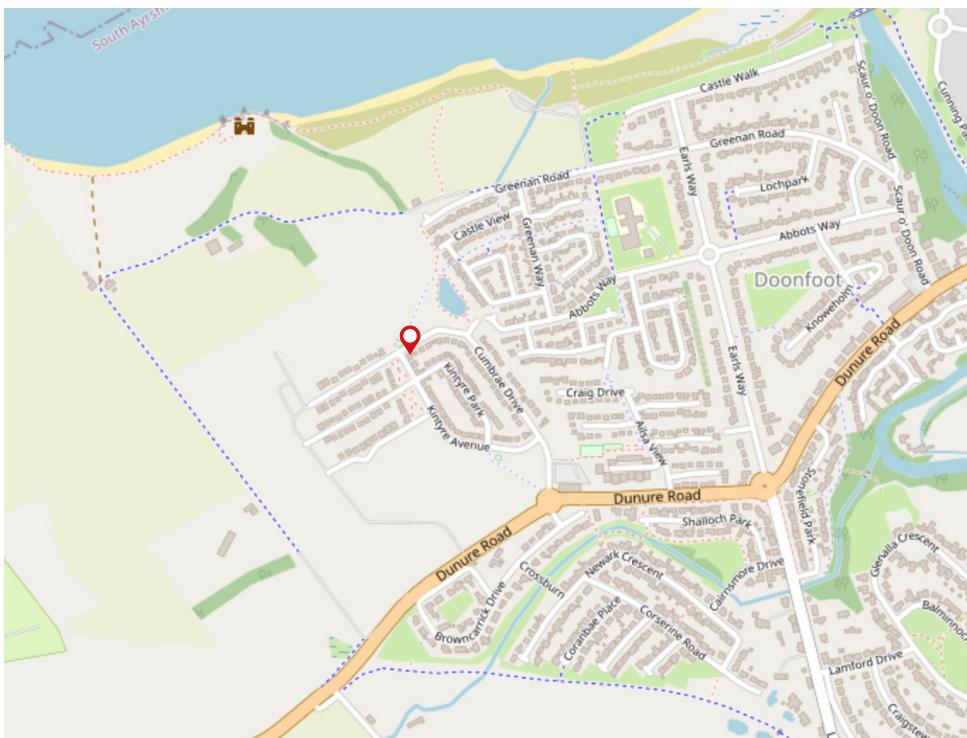
BEDROOM 5
11' 1" x 6' 10"

BATHROOM
5' 1" x 10' 11"

FLOORPLAN



Floorplans are indicative only - not to scale.
Produced by Plush Plans Ltd



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website - blackhay.co.uk (simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open).

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER - Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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BLACK HAY

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