



Drumley Dairy, MOSSBLOWN KA6 5BD blackhay.co.uk



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Drumley Dairy, enjoying picturesque countryside views



On the edge of Mossblown Village, approx. 5/6 miles from Prestwick/Ayr respectively, Drumley Dairy nestles at the end of a single track road where one is met by a charming Courtyard Development of only a few select homes, thoughtfully converted/completed circa 2008 from the original farm buildings, which are believed to date from circa 1880.

No 2 is a delightful 2 Storey Attached Cottage Style Home, occupying a discreet corner (right hand) position which interestingly conceals that it is in fact the largest property within the development, enjoying splendid open countryside views to the rear from its elevated private gardens (which also include the surprise of its own private hidden garden).

Internal viewing reveals a simply stunning home which is presented to "Show Home" style, ready to move-in. Well proportioned apartments are featured over 2 levels, offering flexibility of use, most enjoying picturesque countryside views.

In particular the accommodation comprises on ground floor, reception hall with useful "downstairs" wc off, most appealing lounge (feature twin doors open onto the hall & dining kitchen respectively whilst a further full drop double glazed door opens onto the rear patio/gardens), a stylish dining/kitchen with integrated appliances & useful utility cupboard off. An attractive staircase from the reception hall leads to a very spacious upper hall/open study area with three bedrooms &

the main bathroom located off – bedroom No 1 to the rear is the "master" bedroom with open "dressing" area together with an en-suite shower room/wc, bedroom Nos 2 & 3 are located to the rear/side respectively- all the bedrooms enjoy countryside views, particularly so Nos 1 & 2.

Both central heating (Oil Fired) & double glazing are featured. EPC- C. Water supply is mains fed whilst a shared septic tank serves the development. The single track access road to the courtyard has shared access. The property enjoys its own private garden area (exact boundaries to be confirmed from Title Plan). Private parking space is provided.

Our Estate Agency Director/Valuer, Graeme Lumsden comments... No 2 Drumley Dairy ticks an array of boxes, semi-rural location, picturesque views, character/charm yet contemporary, not isolated as its part of an attractive Courtyard Development, well proportioned apartments, private garden & parking ...in fact, for many it will tick all their boxes.

I live in the countryside and I know what a wonderful opportunity No 2 Drumley Dairy offers to enjoy countryside living, yet within easy reach of the A77/Prestwick/Ayr etc. You decide... go & view this absolutely charming home! ...and as you drive away, just imagine that you were driving home to that very same Cottage ...as the New Owner!



Drumley Dairy,
MOSSBLOWN



ROOM SIZES

RECEPTION HALL
6' 6" x 6' 2"
(sizes excl' stairs)

LOUNGE
15' 3" x 18' 9"
(latter size narrows to 17' 1")

DINING/KITCHEN
18' 10" x 10' 10"
(sizes to L-shape)

UTILITY
3' 11" x 6' 1"

WC
3' x 5' 1"

UPPER HALL
9' x 11'
(sizes of main area only)

BEDROOM 1
11' 3" x 15' 5"
(sizes to L-shape only)

BEDROOM 2
13' 2" x 8' 2"
(sizes incl' wardrobes)

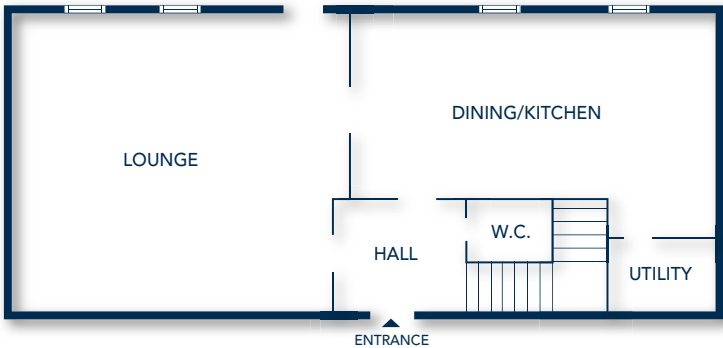
BEDROOM 3
6' 8" x 13' 3"
(sizes at widest points)

BATHROOM
5' 9" x 6' 5"

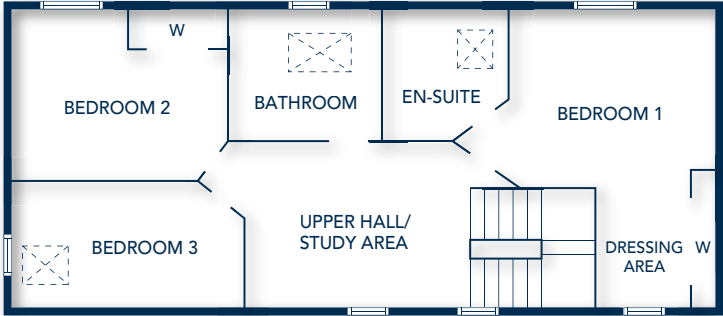
EN SUITE
5' 9" x 6' 1"
(sizes at widest points)

FLOORPLAN

GROUND FLOOR

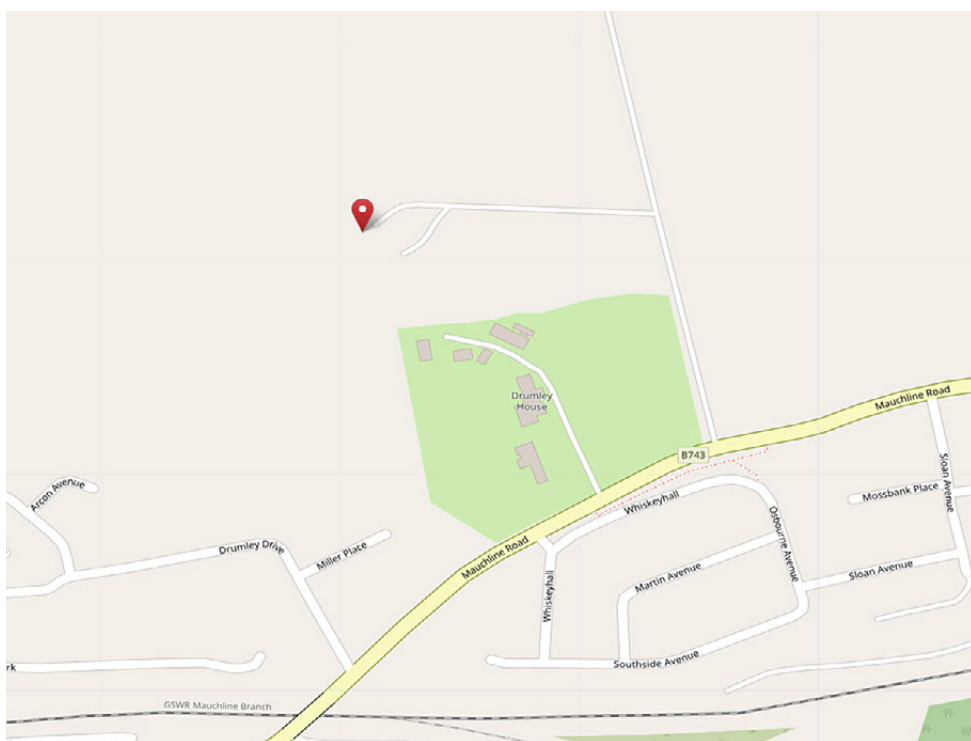


UPPER FLOOR



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

Drumley Dairy, “master” bedroom with open “dressing” area together with an en-suite shower room/wc



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606 or our CALL CENTRE/VIEWING SERVICE on 0131 513 9477 (Available 7 Days a Week until 11pm).

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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