







Howat Associates are delighted to present to the market this architecturally designed detached storey and a half villa situated in a popular area with open country views to the rear. Completed in 2008, the property has been built to an exacting standard with generously proportioned apartments, ample storage and quality fittings throughout.

To the lower level the spacious, light hallway provides access to all apartments. The good sized lounge has patio doors which open directly on to the raised patio with lovely country views. Next to the lounge is the study or 5th bedroom if required. There is a downstairs double bedroom with large bay window, ample storage cupboards and a shower room. However, the hub of this family home is undoubtedly the kitchen with many appliances including an American style fridge/freezer, a large breakfast bar and a family area. Off the kitchen is the separate utility room.

To the upper level is the master bedroom with fully fitted wardrobes occupying one wall comprising of pull out trouser racks, shelving and ample storage. There are two further full sized double bedrooms to this level and a very spacious luxury family bathroom with roll top bath and separate shower.

The outside of the house has also been completed to a very high standard to include a tarmac driveway for at least two vehicles, raised patio to the rear which enjoys open countryside and a lawn.

The town itself offers a range of amenities including a supermarket, a recently built sports centre and a range of everyday shops. There is Nursery, Primary and Secondary schooling available in the town. There is also excellent transport links including a regular bus service and railway station in the neighbouring village.

Kitchen	23'4"x18'1"
Lounge	16'6"x12'5"
Bedroom 4	11'7"x11'3"
Shower Room	7'4"x5'8"
Study/Bedroom 5	11'4"x7'2"
Bedroom 1	14'6"x12'5"
Bedroom 2	16'6"x11'1"
Bedroom 3	12'9"x10'7"
Bathroom	10'3"x9'0"

TRAVEL DIRECTIONS

From our office continue along the A76 towards Auchinleck. At the outskirts of Auchinleck take the second exit at the roundabout. Continue to the next roundabout and take the second exit again. At the next roundabout take the first exit onto the B7083 Glaisnock Road. Take the second road on the left on this road onto John Allan Drive. Follow the road around until Cameron Crescent. Primrose Glen is the second house on the right hand side.

VIEWING ARRANGEMENTS

By appointment with Howat Associates, 5 Kilmarnock Road, Mauchline KA5 5DB. Contact Marie McCaig or Elaine Montgomerie on 01290 553055 . Evenings and weekends contact the GSPC Call Centre on 0141 572 4361

What do I do next?

Please ask your Lawyer to register your interest in the property to Marie or Elaine on 01290 553055

Offers

Offers are to be submitted in Scottish Legal Form to the selling agents Howat Associates, 5 Kilmarnock Road, Mauchline KA5 5DB. LP3, Cumnock. Fax 01290 553046.

Market Valuation

If we can assist you on the valuation of your own property our Property Manager will be happy to arrange an appointment suitable to yourself. This is a service provided free of charge and without obligation.

Property Misdescription Act

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish to clarify, please contact our office and we shall endeavour to assist you in any way possible.





GSPC Reference: 157227



SOLICITORS & ESTATE AGENTS
5 KILMARNOCK ROAD, MAUCHLINE, AYRSHIRE KA5 5DB



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