





McEwan Fraser Legal

Solicitors & Estate Agents

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2 High Newton

DARVEL, EAST AYRSHIRE, KA17 0LT

2 High Newton









2 High Newton in an idyllic rural setting, with fine views over the surrounding countryside. There are a variety of local shops within Darvel Main Street catering for all day-to-day requirements. Darvel is approximately a fifteen minutes drive from Kilmarnock town centre where more extensive shopping can be found to include many High Street names as well as a selection of supermarkets.

Between the nearby villages of Newmilns and Galston you will find the only 'Gowf' Club in the world - Loudoun Gowf Club - a very popular and private golf club. Newmilns is host to a variety of different sports, leisure & social pursuits including a bowling club, a dry ski slope and mountain-bike track

Schooling is available locally at primary level with secondary education available within the nearby town of Galston. Public transport facilities within the village include regular bus services to Kilmarnock with frequent rail and bus travel from Kilmarnock town centre. For the motorist Darvel is ideally placed just a short distance from the M77 allowing easy commuting to Glasgow city centre as well as all major Ayrshire towns.

Darvel is also situated conveniently close to Strathaven, seven miles away. Strathaven is a popular village that caters for the majority of every day requirements and a broad selection of shops, leisure facilities and professional services.













Almost hidden from view with a sweeping road that leads to a courtyard setting - sets the stage for 2 High Newton, a fantastic three bedroom semi detached cottage - which forms part of an attractive farm steading. In terms of location, layout, style and detail - It is perfect for a wide variety of purchaser's looking for their ideal home. The current owners of '2 High Newton' have created an architectural look and an internal aesthetic that is perfect for its enviable location. Inside this home, you will find exceptional design and an inspired layout on two levels that provides light filled and spacious luxury.

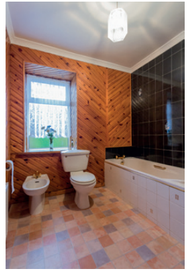
The property sits within fantastic landscaped gardens, which have been designed to enjoy the magnificent outlook and also ease of maintenance. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first class specification.

A welcoming reception hallway with access to all apartments on this level sets the tone for the rest of this beautiful property. The immediately impressive formal lounge, with a feature open fire is the perfect ambience in which to unwind after a hard day. Many evenings will be spent in this zone in the winter nights. The crisp and contemporary kitchen/dining room has a quality range of floor and wall mounted units with a striking work-surface - creating a fabulous and efficient work-space. The useful breakfast bar is popular when breakfast is on the go. A handy utility cupboard is next to the kitchen. A set of French doors boasts a beautiful outlook and allows you to invite outside in. Also situated on the ground floor level is the second bedroom.

This well proportioned room could also be utilised a formal dining room for more formal dining with friends and family. The rooms are very versatile and can be transformed to meet each individual purchaser's needs and requirements. A three piece family bathroom suite completes the impressive accommodation on this level. The inner hall has a staircase that provides access to the first floor level. Here you will discover two bright and airy well proportioned bedrooms (one of which being the Master Bedroom) - both of which have a range of furniture configurations and space for additional free standing furniture if required. They are also further enhanced with built in wardrobes, creating excellent storage space. An additional family bathroom can be found on this level also. A further advantage is the loft space over the east wing of the property - This area has scope for extension subject to the obtaining the necessary planning and consents.

Externally, the fully enclosed gardens are a real sun-trap and are popular in summer months with all members of the family. There is scope for grazing land adjoining the cottage to be purchased by separate negotiation.



Bedrooms and Bathrooms

"...here you will discover two bright and airy well proportioned bedrooms - both of which have a range of furniture configurations and space for additional free standing furniture if required..."




Property Specifications

Dimensions - Floor plan - Location

Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.20m (13'9")
Dining/Kitchen	5.60m (18'4") x 5.30m (17'5")
Utility Room	3.30m (10'10") x 1.40m (4'7")
Master Bedroom	5.60m (18'5") x 5.60m (18'4")
Bedroom 2	5.20m (17'1") x 3.40m (11'2")
Bedroom 3	4.60m (15'1") x 4.20m (13'9")
Bathroom	3.40m (11'2") x 2.30m (7'7")
Upper Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m^2) - 150m^2

EPC Rating - E

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains, blinds and kitchen appliances.

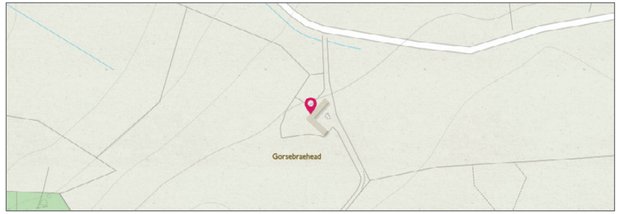
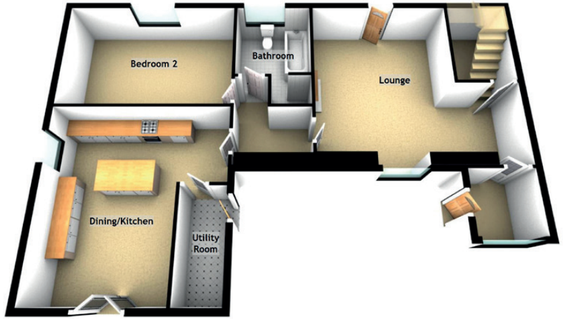
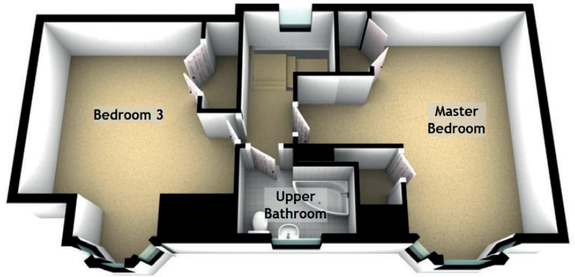


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