

ON HOLD



Highfield Place, Ochiltree
Offers Over £245,000

MARTIN&CO



Highfield Place, Ochiltree

5 Bedrooms, 2 Bathroom

Offers Over £245,000

- EPC - C
- Scenic Views
- Double glazing
- Council Tax - F
- Shower room

PROPERTY DESCRIPTION Situated on a generous corner plot with an elevated position boasting excellent views of the Ayrshire countryside, this property sits within a well maintained cul de sac and offers a picturesque setting.

The accommodation offers well maintained living space spread across two levels, this home is enveloped by landscaped grounds, complete with a mono bloc driveway for private parking and a convenient single garage.

Upon entering, you are welcomed into a spacious reception hall leading to various well-appointed rooms, including a cloakroom and a convenient shower room. The main floor features a formal lounge, separate dining room or study area, and a fully fitted kitchen equipped with modern appliances. Additional amenities include a separate utility room, two useful storage cupboards, and bedroom numbers 4 and 5.

Upstairs, discover three more generously sized double bedrooms, with two offering fitted wardrobes for ample storage. The upper level also boasts two additional storage cupboards and a sizable family bathroom, ensuring comfort and convenience for



every member of the household.

Noteworthy features of this property include double-glazed windows throughout and gas central heating.

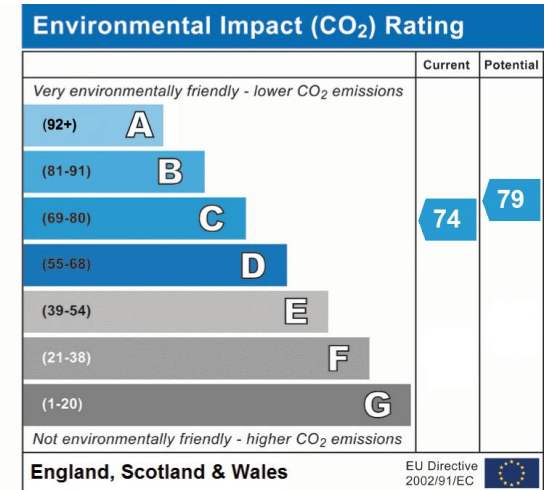
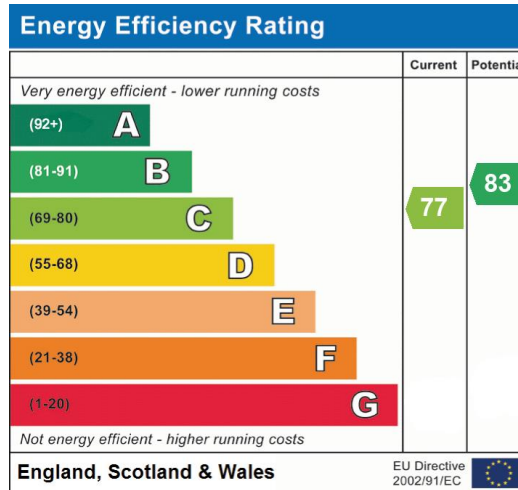
Outside, the gardens are laid out with a substantial lawned area at the rear, complemented by mono bloc paths and attractive shrub borders. A long driveway allows for ample off-street parking, leading to the single garage for secure vehicle storage.

Located in the village of Ochiltree, this property is approximately 11 miles from the bustling town of Ayr. Ochiltree itself offers excellent local amenities, including a primary school, a convenient grocery store, and a post office. For additional shopping, dining, and recreational options, the larger village of Coylton is just a short drive away, while the vibrant town of Ayr provides a comprehensive range of services, transport links, top-notch restaurants, and leisure facilities.

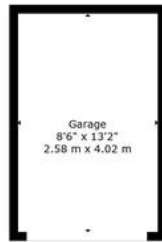
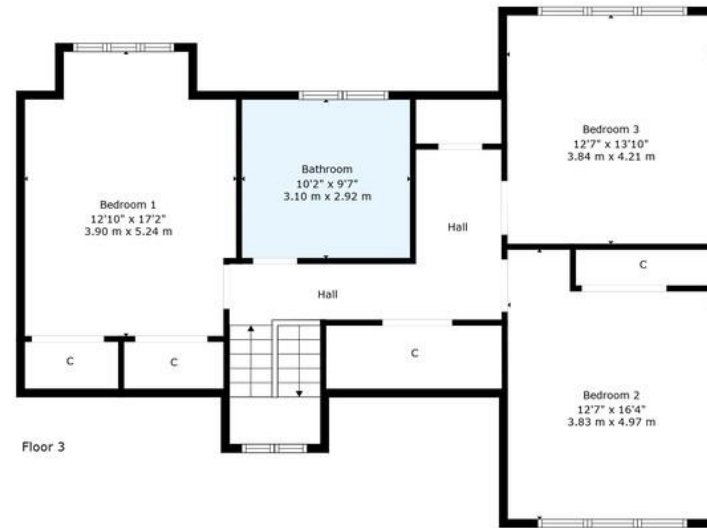
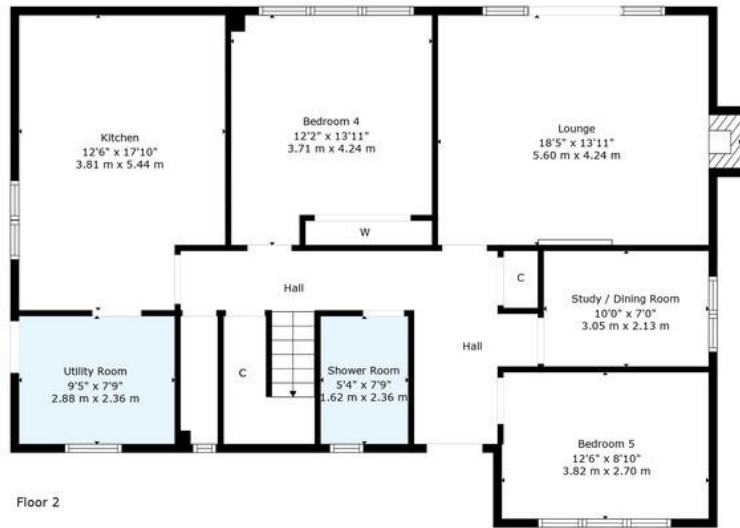
This property presents a unique opportunity to enjoy

countryside living within close proximity to essential amenities and attractions. With its spacious layout, scenic surroundings, and immaculate condition, this home embodies comfort and elegance in a truly desirable location.









TOTAL: 2072 sq. ft, 193 m2
 Below Ground: 0 sq. ft. 0 m2 FLOOR 2: 1139 sq. ft. 106 m2 FLOOR 3: 933 sq. ft. 87 m2
 EXCLUDED AREAS: GARAGE: 112 sq. ft, 10 m2, FIREPLACE: 5 sq. ft, 0 m2

Measurements Are Approximate. Accuracy Not Guaranteed.

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Letting Agent Registration No. LARN 1807019

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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