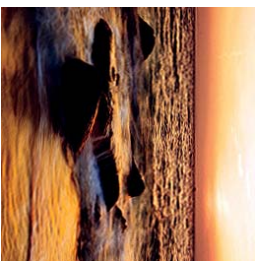




# Durward Gate

Prestwick Road, Ayr

An exclusive development of  
6 - two bedroom apartments  
2 - three bedroom townhouses  
3 - three bedroom terraced cottages  
set in the picturesque seaside town of Ayr



## Love your life, in the heart of Burns country...

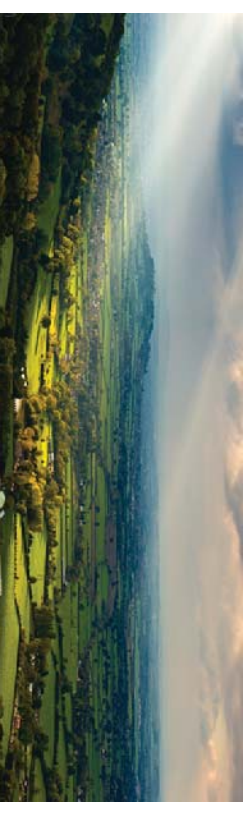
The county town of Ayr, in the heart of Burns country is a bustling market town with spectacular coastal scenery enjoying the warming influence of the Gulf Stream to create a moderate and pleasing climate.

Boasting a wealth of history, today it is a modern shopping centre with a wide selection of high street names as well as original and charming local businesses. Attracting visitors throughout the year, the town, the sea front and its leafy suburbs offer accommodation and entertainment to suit all.



"The snowdrop and primrose our  
woodlands adorn, And violets  
bathe in the wet o' the morn"

Robert Burns



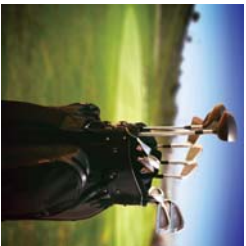
## Cool, Calm and Contemporary...

Durward Gate is an exclusive development set in the very heart of the most desirable residential area of Ayrs' old town. 6 two bedroom apartments take apartment living to new heights, while the two townhouses and three charming mews cottages give you the space and freedom to live your life in comfort.

Using the finest materials, finished to the most exacting quality standards, combining the finest contemporary style with every modern requirement and traditional comfort, your new home will be an oasis of contentment and calm. Designed using the colours and textures drawn from the rich palette of nature, these light and luxurious homes will allow you to start living the life you always dreamed.

# Durward Gate

Prestwick Road, Ayr



## Freedom to live, freedom to grow...

A full range of entertainment can be enjoyed at the Town Theatres, Cinemas and varied choice of restaurants, shops and night life.

Energetic visitors can choose from a range of sports and of course the Ayrshire coast boasts a wealth of golf courses including, the open courses of Turnberry and Royal Troon. During the summer months, the world's last sea going paddle steamer PS Waverly sails on the Firth of Clyde.





"The chanting linnet, or the  
mellow thrush, Hailing the  
setting sun, sweet, in the  
green thorn bush"

Robert Burns



Escape to the country and start living  
your dream rural life...

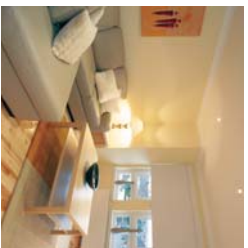
The motorway network of Scotland can be easily accessed via M77/A77  
and Glasgow Prestwick International Airport provides short haul  
flights throughout Britain and Europe.

A regular service by rail runs to Glasgow and south to Stranraer  
passing through the many villages on route.

# Durward Gate

Prestwick Road, Ayr

With quality, stylish and contemporary fixtures and fittings used throughout, you can be assured of a luxurious life at Durward Gate...

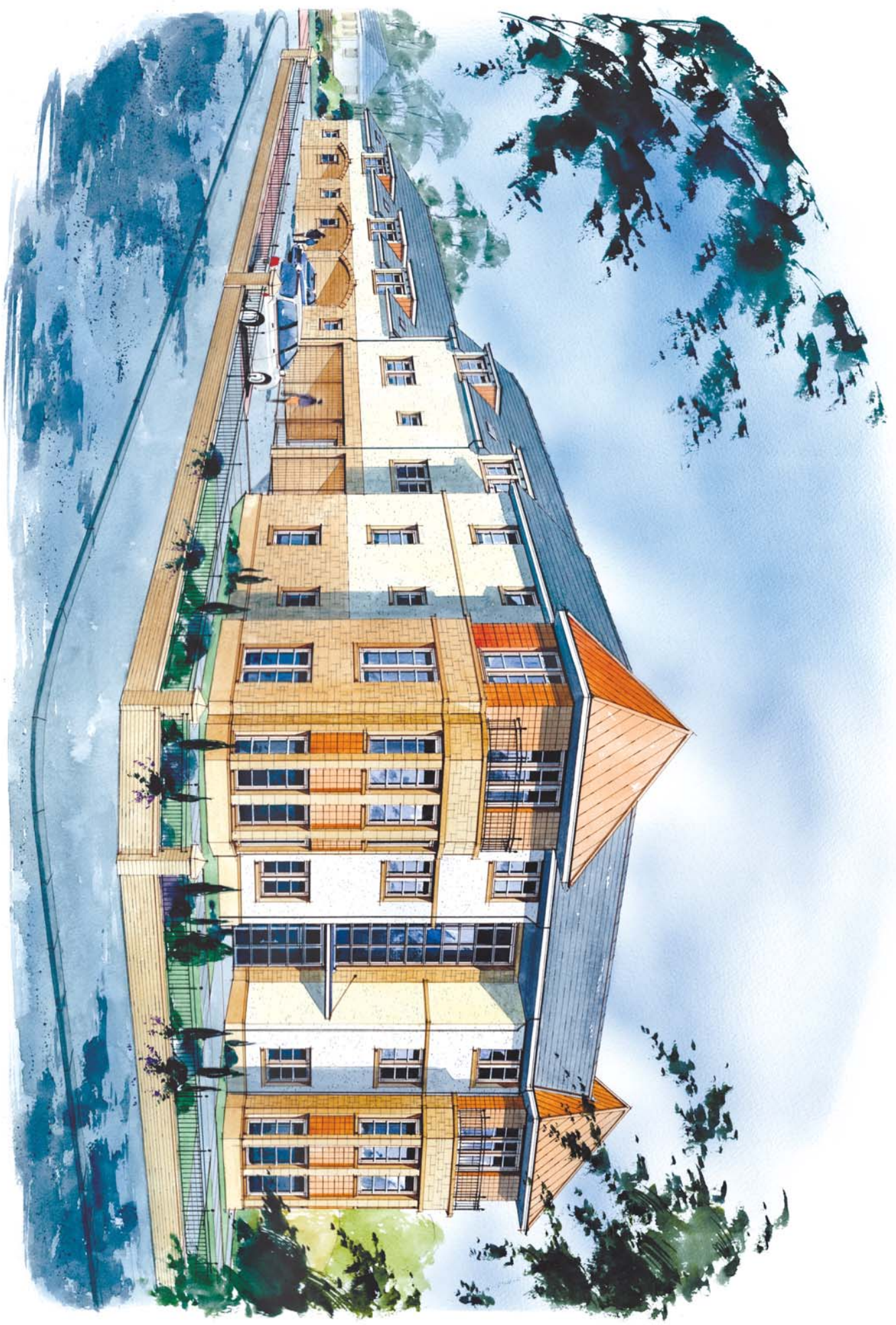


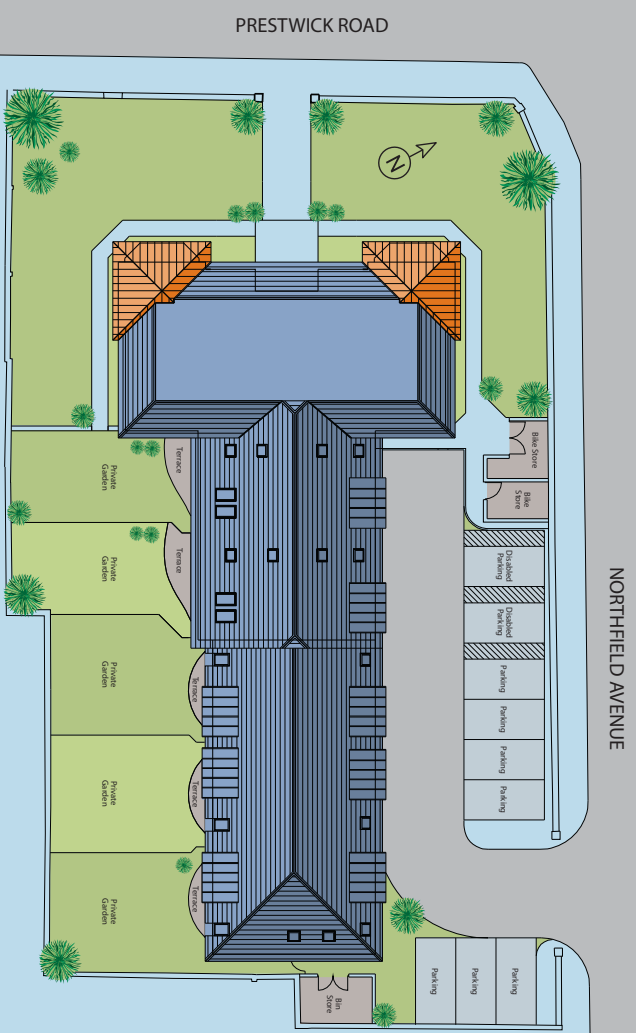
## Specification

- White roughcast to blockwork and dormers
- Slate effect roof tiles
- PVC white double glazed windows
- Gas Central Heating
- Hardwood exterior doors with natural wood finish
- PVC gutters colour – brown
- Fascias and soffits – PVC for easy maintenance
- Slabs round house to form access path
- Disabled access
- Brindle pavours to parking areas
- Front garden will be turfed
- Perimeter fence will be slatted 1.2 or 1.8 high
- Access road and footpath will be tarmac/pavours
- Internal doors – white panel doors
- Ceilings – white emulsion
- Walls – Magnolia emulsion
- Skirtings and facings – white gloss paint
- White sanitaryware – Plumline – Tiled half height all round
- Kitchens Fitted – Interior contracts - with tiled splashbacks.
- Integrated Dishwasher and Washer/Dryer
- White powder coated aluminium main entrance curtain walling with self cleaning glass

Please Note: Pictures are for illustration purposes only. Any intending purchaser should consult sales negotiator for actual fixtures and fittings.







NORTHFIELD AVENUE

PRESTWICK ROAD

### Travel Directions

From Countrywide offices in Parkhouse Street, continue down to the traffic lights taking right onto Killoch Place, continue round taking left after the Station Hotel. At the first roundabout take left and the second roundabout take left onto Station Road. Continue through the traffic lights and take left at the roundabout with the fire station on the left hand side into John Street. Continue through the roundabout at the Police Station onto Allison Street and straight through the mini roundabout onto Prestwick Road where Durward Gate can be found on the right hand side on the corner of Northfield Avenue and Prestwick Road.

### From Glasgow

Travelling from Glasgow on the M77/A77 continue down to the Dutch House roundabout (the first roundabout you reach after by-passing Kilmarnock). Take right (3rd exit) through the roundabout onto the A78. At the next roundabout continue straight through onto the A79 and straight through the next roundabout continuing on the A79 into Prestwick. Continue past Prestwick Airport on the left hand side and take right at the next roundabout taking you onto Monkton Road which then leads you into Main Street and onto Ayr Road. Stay on this road A79 and Durward Gate can be found on the left hand side.



## ground floor dimensions

# Durward Gate

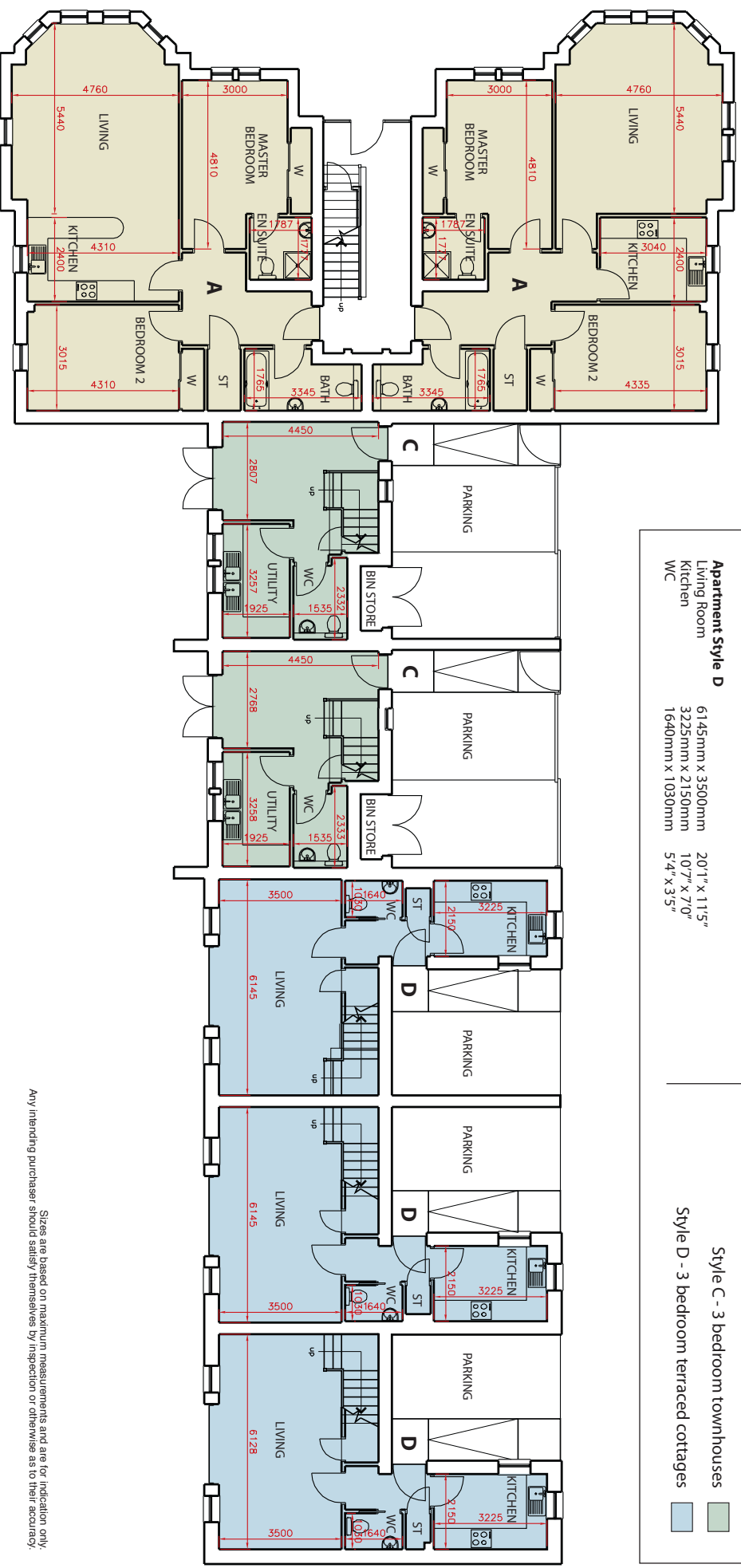
Prestwick Road, Ayr

## ground floor

Apartment Style A		Apartment Style C	
Living Room	5440mm x 4760mm	Utility	3257mm x 1925mm
Master Bed	4810mm x 3000mm	WC	2333mm x 1535mm
Master Ensuite	1787mm x 1777mm	Living Room	6145mm x 3500mm
Bed 2	4335mm x 3015mm	Kitchen	3225mm x 2150mm
Kitchen	3040mm x 2400mm	WC	1640mm x 1030mm
Bathroom	3345mm x 1765mm		

Apartment Style D		Style A/B - 2 bedroom apartments	
Living Room	6145mm x 3500mm	Living Room	6145mm x 3500mm
Kitchen	3225mm x 2150mm	Kitchen	3225mm x 2150mm
WC	1640mm x 1030mm	WC	1640mm x 1030mm

Style C - 3 bedroom townhouses  
Style D - 3 bedroom terraced cottages



Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy.

### first floor dimensions

#### Apartment Style A

Living Room	5440mm x 4760mm	17'10" x 15'7" (into bay)
Master Bed	4810mm x 3000mm	15'9" x 9'10"
Master Ensuite	1787mm x 1777mm	5'10" x 5'10"
Bed 2	4335mm x 3015mm	14'2" x 9'10"
Kitchen	3040mm x 2400mm	9'11" x 7'10"
Bathroom	3345mm x 1765mm	10'1" x 5'9"

#### Apartment Style C

Living Room	6202mm x 4045mm	20'4" x 13'3"
Kitchen Dining	6132mm x 3580mm	20'1" x 11'8"

#### Apartment Style D

Master Bed	4755mm x 4100mm	15'7" x 13'5" (widest point)
Ensuite	1813mm x 1472mm	5'11" x 4'10"
Bed 2	3405mm x 3007mm	11'2" x 9'10"
Bed 3	3067mm x 2735mm	10'0" x 8'11" (widest point)
Bathroom	2050mm x 1812mm	6'8" x 5'11"



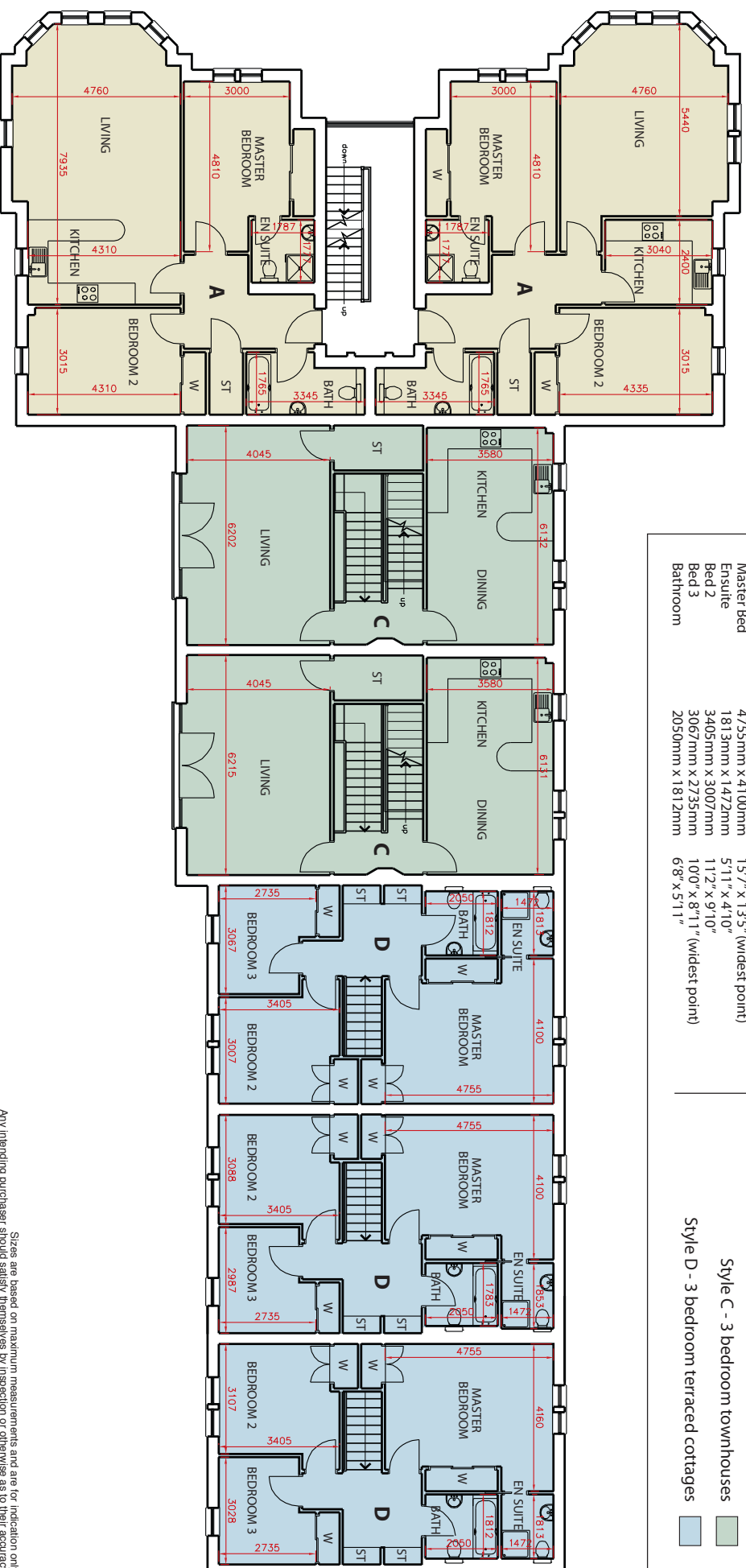
Prestwick Road, Ayr

first floor

Style A/B - 2 bedroom apartments

Style C - 3 bedroom townhouses

Style D - 3 bedroom terraced cottages



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## second floor dimensions

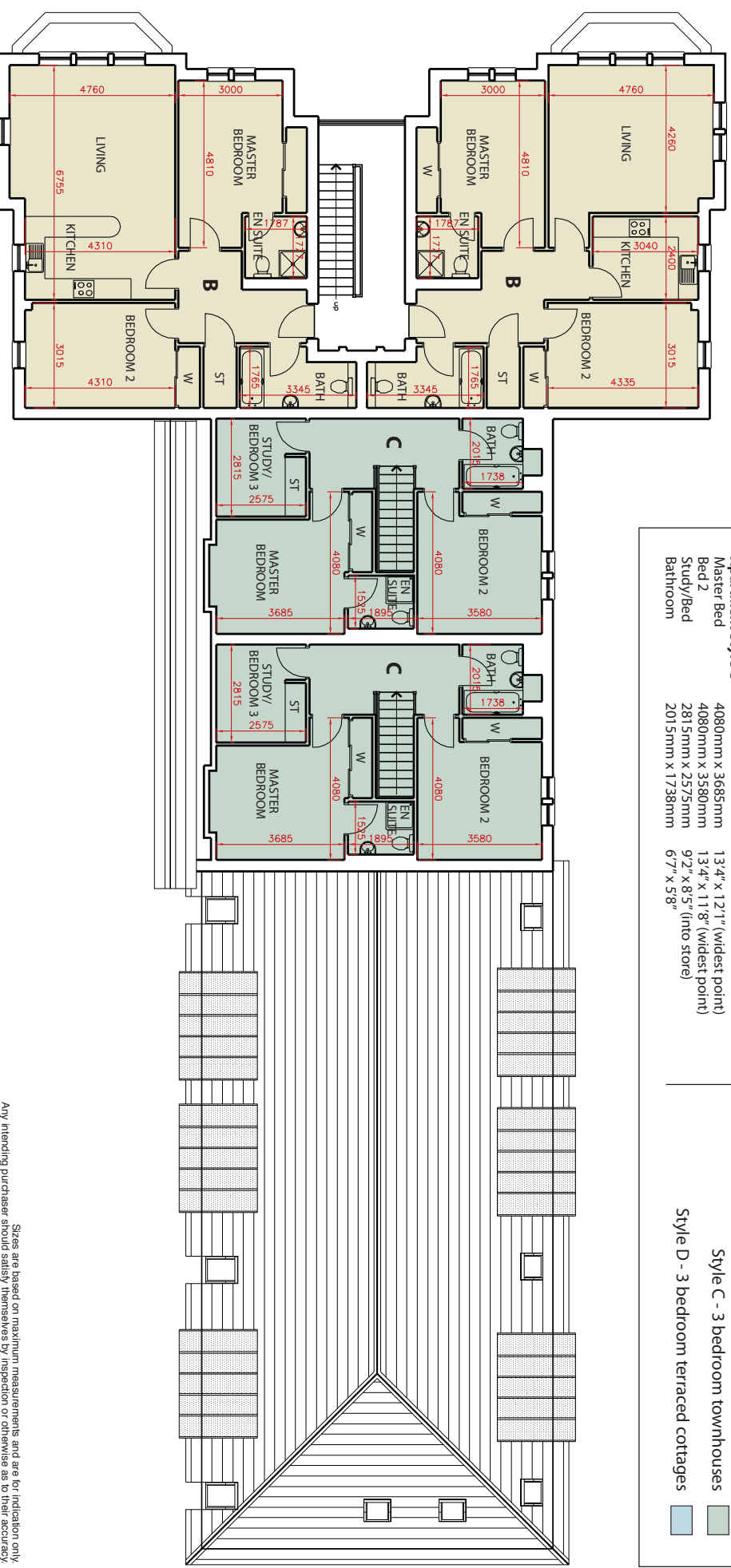


Prestwick Road, Ayr

## second floor

Apartment Style A	
Living Room	4260mm x 4760mm
Master Bed	4810mm x 3000mm
Master Ensuite	1787mm x 1777mm
Bed 2	4335mm x 3015mm
Kitchen	3040mm x 2400mm
Bathroom	3455mm x 1765mm
Apartment Style C	
Master Bed	4080mm x 3685mm
Bed 2	4080mm x 3580mm
Study/Bed	2815mm x 2575mm
Bathroom	2015mm x 1738mm
Master Bed	13'4" x 12'1" (widest point)
Bed 2	13'4" x 11'8" (widest point)
Study/Bed	9'2" x 8'5" (into store)
Bathroom	6'7" x 5'8"

- Style A/B - 2 bedroom apartments
- Style C - 3 bedroom townhouses
- Style D - 3 bedroom terraced cottages



Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy.



**Countrywide**  
Estate Agents

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