



KIRK WYND

LUGAR, AYRSHIRE

An exclusive development of
only 19 family homes including:

- 2 bedroom semi detached bungalow
- 3 bedroom detached bungalows
- 3 bedroom semi detached villas
- 4 bedroom detached villas



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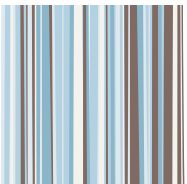
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Lugar is a small and charming conservation village in East Ayrshire, standing on the north bank of the River Lugar.

Set between Cumnock and Muirkirk on the A70, yet it is only 16.5 miles south east of the bustling and thriving town of Kilmarnock, with its large selection of shopping and leisure activities. With access to the A77/M77 it means you are within easy commuting distance, with Glasgow a mere 35 minutes drive.

Lugar is the ideal location to escape to the country and start living your dream rural life. With local shops and every day facilities close by to cater for daily needs here at last you and your family have room to grow and prosper.

Kirk Wynd brings you the best of contemporary living. Modern design, finishes and materials combined with traditional craftsmanship offer you a stylish and select family home.





Please Note: Street scene is for illustration purposes only and not a real scene within the development.

Specification

With quality, stylish and contemporary fixtures and fixings used throughout, you can be assured of a luxury life at Kirk Wynd.

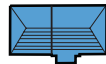
- White roughcast to blockwork and dormers
- Slate effect roof tiles
- PVC white double glazed windows
- Hardwood exterior 'Swedor' doors with natural wood finish
- PVC gutters colour – brown
- Fascias and soffits – timber stained brown
- Slabs round house to form access path
- Disabled access
- Brindle paviours to car runways
- Front garden will be turfed
- Rear garden topsoil
- Perimeter fence will be slatted 1.2 or 1.8 high
- Access road and footpath will be tarmac
- Internal doors – white panel doors (15 pane double doors in the Arisaig)
- Ceilings – white emulsion
- Walls – Magnolia emulsion
- Skirtings and facings – white gloss paint
- White sanitary ware – Plumblin
– Tiled half height all round
- Kitchens Fitted – Interior contracts
– Wood effect with tiled splashbacks



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

PLANS

Site Plan



Existing Building - 2 Bed Semi Detached Bungalow



The Arisaig - 3 Bed Semi Detached Villas



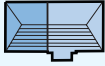
The Barra - 3 Bed Detached Bungalow



The Kerrera - 3 Bed Detached Bungalow

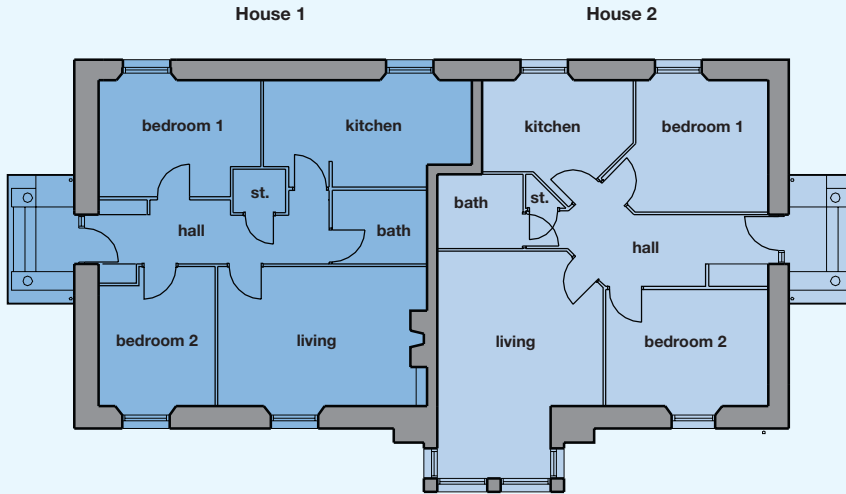


The Cumbrae - 4 Bed Detached Villa



Existing - 2 Bed Semi Detached Bungalow

Plots 18 & 19



Room Dimensions

House 1:

Gross Floor Area: 74.4sqm/800sqft

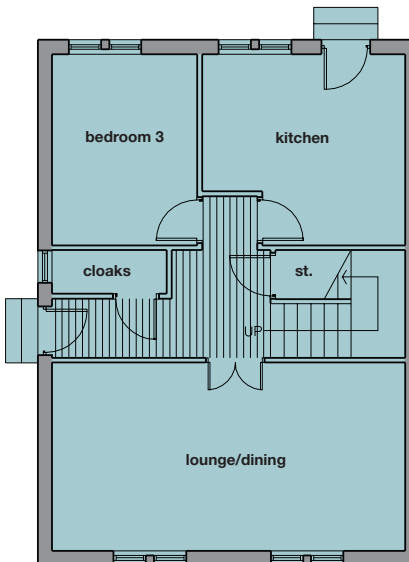
Room	Dimensions	
	Metric	Imperial
Bathroom	2.52m x 1.70m	8'3" x 5'7"
Bedroom 1	4.60m x 3.08m	15'1" x 10'1"
Bedroom 2	3.08m x 3.68m	10'1" x 12'1"
Kitchen	5.20m x 3.08m	17' x 10'1"
Living Room	5.54m x 3.68m	18'2" x 12'1"

House 2:

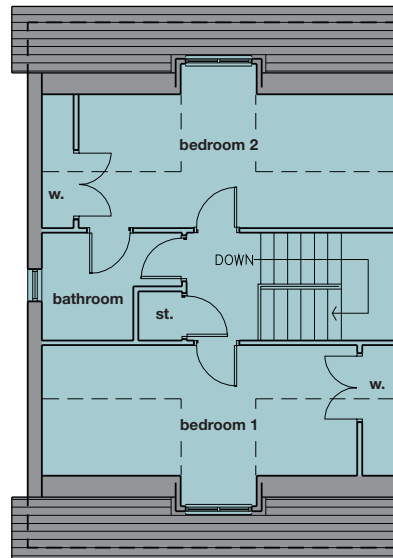
Gross Floor Area: 73.1sqm/787sqft

Room	Dimensions	
	Metric	Imperial
Bathroom	2.00m x 1.96m	6'7" x 6'5"
Bedroom 1	3.50m x 3.48m	11'6" x 11'5"
Bedroom 2	4.30m x 3.08m	14'1" x 10'1"
Kitchen	4.00m x 2.42m	13'1" x 7'11"
Living Room	4.38m x 6.00m	14'4" x 19'8"

Ground Floor



First Floor



The Arisaig - 3 Bed Semi Detached Villas

(Plans show left hand villa)

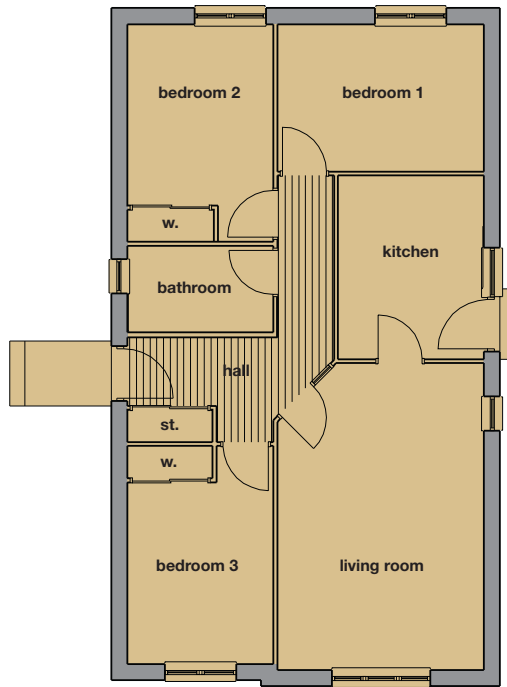
Plots 1,2,3,4,5, & 6

Room Dimensions

Gross Floor Area: 108.8sqm/1171sqft

Room	Dimensions	
	Metric	Imperial
Bathroom	2.60m x 2.00m	8'6" x 6'7"
Bedroom 1	6.56m x 2.43m	21'6" x 8'
Bedroom 2	6.56m x 2.49m	21'6" x 8'2"
Bedroom 3	2.70m x 3.55m	8'10" x 11'8"
Cloakroom	2.13m x 0.81m	7' x 2'8"
Kitchen	3.77m x 3.55m	12'4" x 11'8"
Lounge/Dining	6.56m x 3.50m	21'6" x 11'6"

Measurements on the first floor are from floor wall to wall and do not allow for the coombed ceilings.



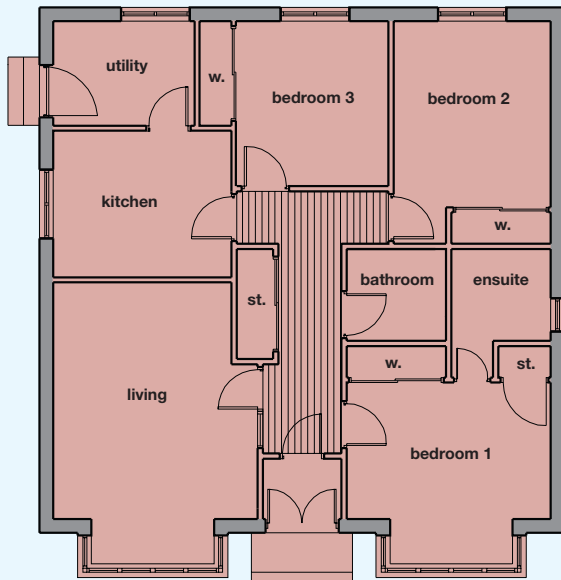
The Barra - 3 Bed Detached Bungalow

Plot 17

Room Dimensions

Gross Floor Area: 78.38sqm/844sqft

Room	Dimensions	
	Metric	Imperial
Bathroom	2.70m x 1.60m	8'10" x 5'3"
Bedroom 1	3.82m x 2.72m	12'6" x 8'11"
Bedroom 2	2.70m x 4.02m	8'10" x 13'2"
Bedroom 3	2.70m x 4.03m	8'10" x 13'2"
Kitchen	2.70m x 3.40m	8'10" x 11'2"
Living Room	3.82m x 5.67m	12'6" x 18'7"



The Kerrera - 3 Bed Detached Bungalow

Plots 7 & 8

Room Dimensions

Gross Floor Area: 94sqm/1012sqft

Room	Dimensions	
	Metric	Imperial
Bathroom	1.90m x 1.75m	6'3" x 5'9"
Bedroom 1	2.60m x 3.90m	8'6" x 12'9"
Ensuite	2.45m x 1.90m	8' x 6'3"
Bedroom 2	3.00m x 4.25m	9'10" x 13'11"
Bedroom 3	2.91m x 3.15m	9'6" x 10'4"
Kitchen	3.40m x 2.80m	11'2" x 9'2"
Living Room	4.52m x 3.90m	14'10" x 12'9"
Utility	2.70m x 2.00m	8'10" x 6'7"



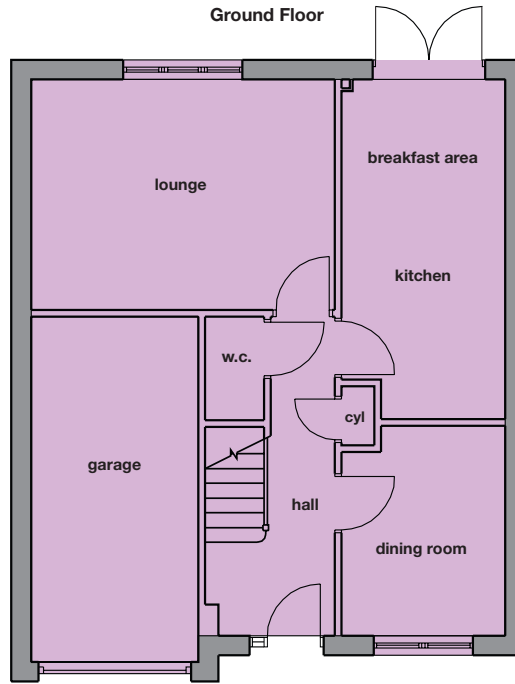
The Cumbrae - 4 Bed Detached Villa

Plots 9,10,11,12,13,14,15 & 16

Room Dimensions

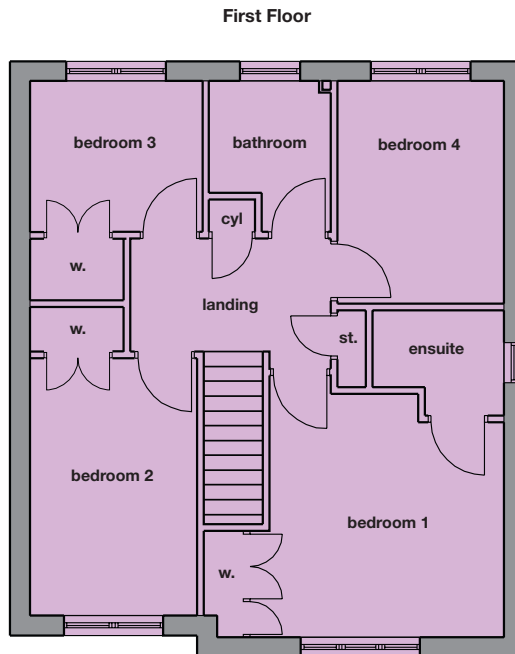
Gross Floor Area: 123.70sqm/1331sqft

Room	Dimensions	
	Metric	Imperial
Dining Room	2.49m x 3.19m	8'2" x 10'5"
Garage	2.63m x 5.52m	8'4" x 17'2"
Kitchen/Breakfast	2.49m x 5.16m	8'2" x 16'11"
Lounge	4.61m x 3.50m	15'1" x 11'6"
W.C.	0.90m x 1.58m	2'11" x 5'2"



Room Dimensions

Room	Dimensions	
	Metric	Imperial
Bathroom	1.85m x 2.29m	6'1" x 7'6"
Bedroom 1	3.56m x 3.27m	11'8" x 10'9"
Ensuite	2.00m x 1.60m	6'7" x 5'3"
Bedroom 2	2.54m x 4.69m	8'4" x 15'4"
Bedroom 3	2.62m x 3.3m	8'7" x 10'11"
Bedroom 4	2.53m x 3.38m	8'3" x 11'1"



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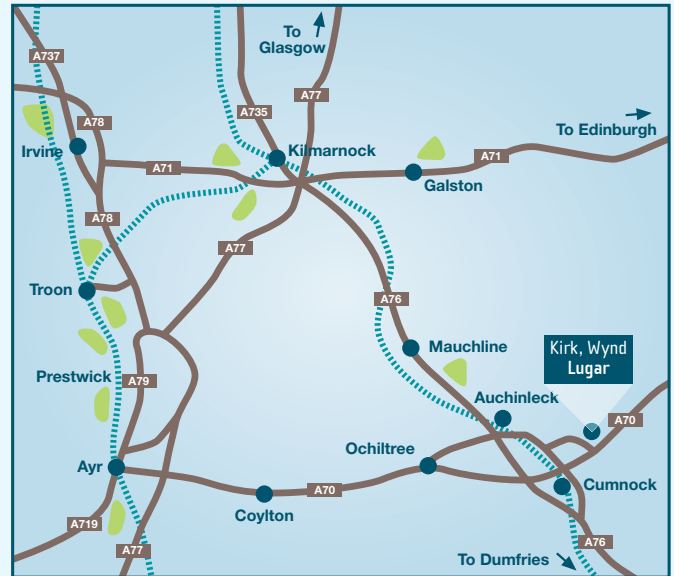
LUGAR, AYRSHIRE

Travel Directions from Glasgow and Kilmarnock

On travelling from Glasgow/Kilmarnock, leave the A77 at the Bellfield Interchange (signposted A76 Dumfries/Cumnock 2nd exit). Proceed through Mauchline to the roundabout at Auchinleck and take the first exit proceeding through the Village past Tesco Supermarket and before entering Cumnock take left into Rigg Road (signposted Lugar Council Offices). Continue along this road into Lugar turning left into Muirkirk Road and Kirk Wynd is situated on the left hand side.

Travel Directions from Ayr

From Countrywide's offices on Parkhouse Street, continue round the one-way system and follow over the Station Bridge with the Station on your left hand side. Take the first exit at the first roundabout and the second exit at the second roundabout following A70 signage and proceed along Holmston Road. Proceed through the traffic lights and through the roundabout signposted Coylton/Cumnock A70. Continue through Coylton and proceed to Ochiltree taking left at the fork signposted Auchinleck. Continue along this road taking right at the T-junction for Auchinleck and at the roundabout take the first exit proceeding through the Village past Tesco Supermarket and before entering Cumnock take left into Rigg Road (signposted Lugar Council Offices). Continue along this road into Lugar turning left into Muirkirk Road and Kirk Wynd is situated on the left hand side.



Contact Details

Countrywide Ayr

14 Parkhouse Street, Ayr KA7 3HH

Tel: 01292 289929 Fax: 01292 288020

e-mail: ayr@countrywidenorth.co.uk



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