



Apartment 7 Dunlop Manor, Dunlop

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## Nicol Estate Agents

### Situation

Dunlop Manor is located in beautiful East Ayrshire countryside close by the village of Dunlop.

The attractive conservation village of Dunlop provides a range of local facilities including a primary school and a mainline railway station with a regular service to Glasgow. Glasgow and Prestwick airports are approximately 25 minutes' drive away with both regular domestic and international flights.

Dunlop has a growing population and due to its proximity to the upgraded M77 is becoming increasingly popular with commuters to Glasgow. Dunlop Village has a newsagent, village shop and Post Office, a really active village hall offering social activities and has a conservatory cafe, a community owned pub (Merito) plus Struthers Farmhouse Cafe and restaurant for takeaway and eating in.

A wider range of shops, supermarkets and professional services are available in Stewarton, Kilmarnock, Newton Mearns and Ayr. Stewarton, only 2 miles away, benefits from two large supermarkets Sainsburys and Aldi and also a Co-op, as well as coffee shops, restaurants, pubs, gift shops, clothing shops, hairdressers and much more. Glasgow, is easily reached via the M77/M8 motorway network and connecting throughout the central belt. Glasgow City centre is approximately 22 miles from Dunlop.

Ayrshire is famous worldwide for golf with world class championship courses including Turnberry, Royal Troon and Rowallan Castle Estate, Kilmaurs are all within easy reach, and there is excellent sailing on the Firth of Clyde with yachting marinas at Troon, Largs and Inverkip.





## History

The ancestral home of Clan Dunlop has stood on this site for over 800 years and the current house was built for Sir James Dunlop by the distinguished Glasgow architect David Hamilton in 1834.

The house was built in the Scottish-Jacobean style with very detailed gables and dormers, boasting a very dramatic and asymmetrical front elevation, "laced with strapwork". This style was individualistic and makes the current Dunlop House truly unique in architecture. Dunlop House is an essay in the Jacobean manner and was one of Hamilton's favourites. The design began as an addition to an older house, but eventually the latter was almost completely demolished. The property remained in the Dunlop family for almost 600 years until the last direct descendant of the first laird, Dunlop of Dunlop, passed away. It then passed through a succession of private owners before becoming the headquarters of a multi-national company.

Although it eventually fell into disuse it was listed as a Category A building by Historic Scotland, and in 2014 Laurel Homes began the task of restoring the house and estate to its original splendour and creating only 9 individually designed apartments.









## Description

A bright and spacious three bedroom duplex conversion of this magnificent grade A listed Scots Baronial mansion designed by architect David Hamilton in the early 19th century for Sir James Dunlop, commanding aspects over the surrounding countryside.

The property is entered through a video entry system to an impressive central atrium with stair and lift access.

The property has been well maintained by the present owner and provides flexible accommodation, well-proportioned throughout, extending to around 1,431 Sqft (133 Sqm) and is formed on two levels.

The accommodation is complemented by a high specification and comprises:

**Second Floor:** Welcoming and spacious reception hallway with ample storage, allowing access to lower and upper accommodation. Bright, dual aspect sitting room enjoying aspects over the communal grounds. Well appointed J.S. Geddes integrated kitchen with a full complement of wall mounted and floor standing units and Siemens appliances including a wine fridge. Guest WC. Staircase to third floor.

**Third Floor:** Upper landing. Principal bedroom with two feature turreted windows, fitted wardrobes and an attractive ensuite shower room. Bedroom two with fitted wardrobes. Bedroom three with fitted wardrobes and access to the roof space. Bathroom, with three piece suite.

The property is further complemented by gas central heating, double glazing and benefits from two allocated parking spaces. Ample visitor parking, as well as a communal bike shed for additional storage. For added peace of mind, the property benefits from the balance of the Premier Guarantee.























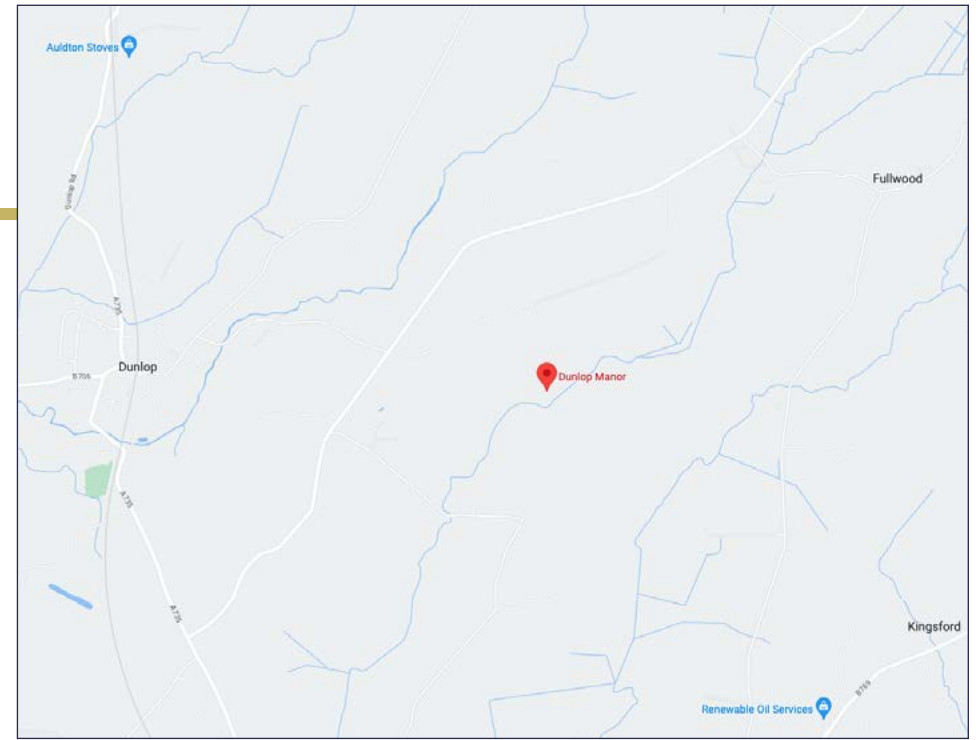
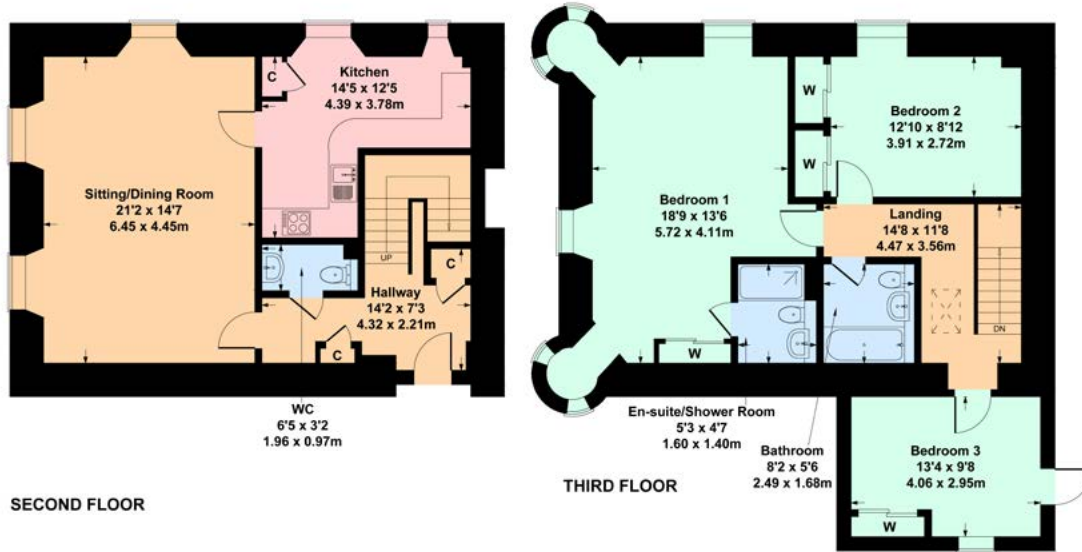


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## Apartment 7 Dunlop Manor, Dunlop, KA3 4BD

Approximate gross internal area 1431 sq ft - 133 sq m



### Viewing

By appointment through  
 Nicol Estate Agents  
 46 Ayr Road  
 Newton Mearns, Glasgow G46 6SA  
 Telephone 0141 616 3960  
 mail@nicolestateagents.co.uk

### Outgoings

East Ayrshire Council  
 Band F

### Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band B

### Services

The property will be supplied by mains water and electricity. Gas central heating.

### Local Authority

East Ayrshire Council  
 London Road  
 Kilmarnock  
 East Ayrshire KA3 7BU  
 Tel: 01563 576000

### Property Reference 2944

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2023

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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