



7 Mill Wynd, Waterside, by Kilmarnock, KA3 6JL

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Waterside Mill was previously known as Hareshaw Mill; an old 'carding' mill that dates from 1784 and has gone through several uses, even hosting a bookshop at one point. By 1910 the woollen mill was no longer in use as a mill and part of the mill became a private dwelling.

Although built as a carding mill, Waterside Mill was later also used for weaving. In 1910 the building became a creamery, and then a dairy under the management of the Fenwick Farming Co-operative. Waterside village grew up because of the jobs created by the mill. Waterside has a playground and community centre that hosts numerous clubs and social events throughout the year.

Fenwick and Stewarton cater for day to day requirements. East Ayrshire has a growing population and, due to its proximity to the upgraded M77, is becoming increasingly popular with commuters to Glasgow. A wider range of shops, supermarkets and professional services are available in Kilmarnock, Newton Mearns and Ayr.

Glasgow (about 30 minutes) is easily reached via the M77/M8 motorway network and connecting routes throughout the central belt. Glasgow City Centre is approximately 22 miles from Waterside.

Prestwick Airport and Glasgow Airport are around 15 miles and 25 miles respectively and both offer an increasingly wide range of flights to domestic and international destinations. The ferry terminals at Troon and Stranraer provide access to Ireland.

Situated just six miles from the development, in Kilmarnock, Dean Castle Country Park is one of the county's main attractions and covers an area of over 200 acres, offering a variety of interests from wonderful woodland walks and an urban farm to tours of the 14th century castle.

Ayrshire is famous worldwide for golf with world class championship courses including Turnberry, Royal Troon and the new course at Rowallan Castle Estate, Kilmaurs are all within easy reach, and there is excellent sailing on the Firth of Clyde with yachting marines at Troon, Largs and Inverkip. The well known equestrian centre of Rowallan is about 5 miles away.











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Property Description

Seldom available, this is a well-presented four bedroom detached villa, set within this popular and established semi-rural development. Internally the property has been well-maintained by the present owners and is formed over two levels.

The accommodation is flexible and comprises:

Ground Floor: Reception hall with guest WC and staircase to upper floor. Semi-open plan, a bright and spacious sitting room leads into to the dining room with patio doors opening to the rear garden. A well-appointed dining sized kitchen comes complete with a range of wall-mounted and floor-standing units and complementary worktop surfaces. Utility room completes the ground floor.

First Floor: Upper landing, with storage cupboard, affords access to four good-sized bedrooms. Bedrooms one and two are both have an en-suite's. An attractive family bathroom, completes the accommodation.

The property is further enhanced with gas central heating, ample loft space stretching the full length of the property, and double glazing.

Enclosed rear garden and terrace enjoy a southerly orientation, ideal for entertaining. Residents parking with 2 allocated parking spaces can be found to the side of the property.



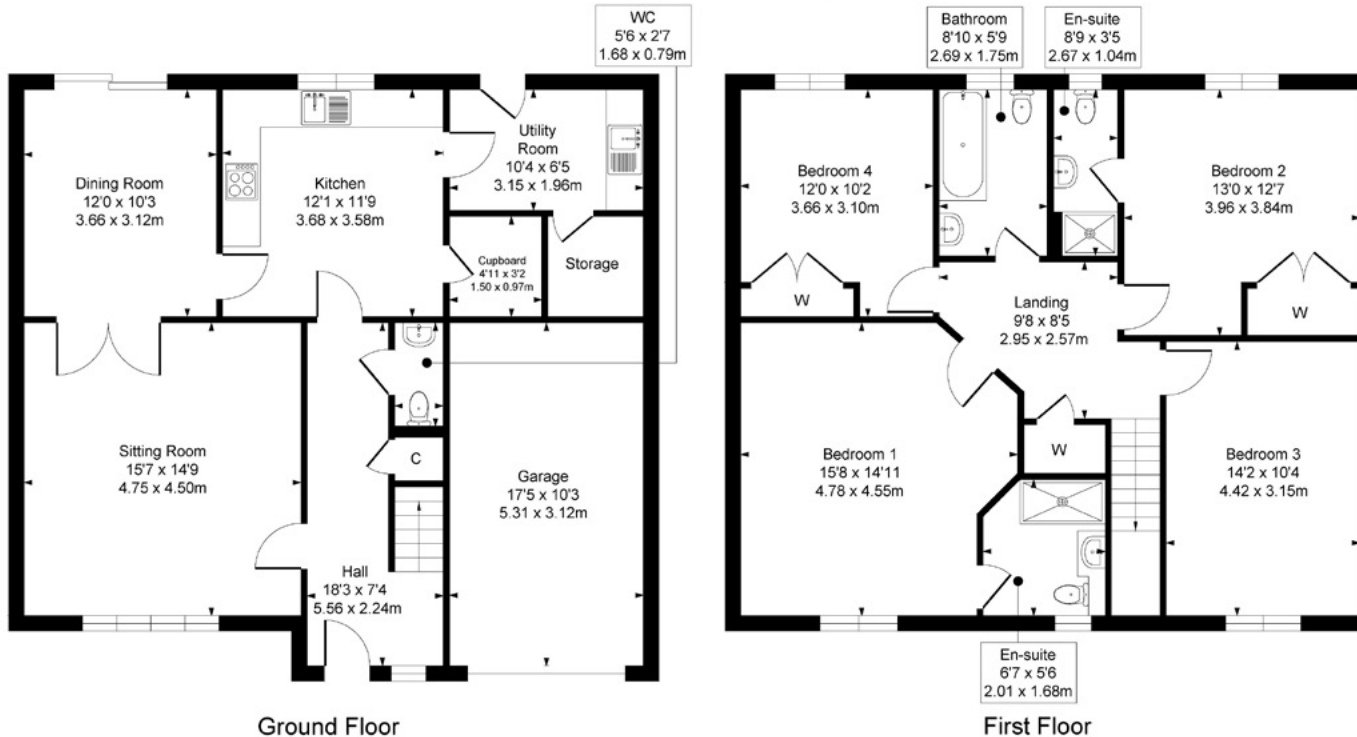






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Approximate Gross Internal Area
Main House 1698 sq ft - 157.74 sq m
Garage 189 sq ft - 17.55 sq m
Total 1887 sq ft - 175.29 sq m



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Viewing

By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings

East Ayrshire Council
Band F

Fixtures & Fittings

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

Energy Efficiency Rating

Band tbc

Services

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

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference

3633

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. 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.

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