

# 6 Dunlop Manor

DUNLOP, KILMARNOCK, EAST AYRSHIRE, KA3 4BD



*A STUNNING THREE BEDROOM  
DUPLEX APARTMENT*



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Dunlop Manor was been Individually commissioned by Sir James Dunlop, by distinguished Glasgow architect David Hamilton in 1834, this stunning Scottish Jacobean-style manor house was home to Sir James Dunlop and certainly was one of David Hamilton's favourite buildings. The property itself has a long history and fell into disuse and disrepair and was awarded its A building listing by Historic Scotland. An important feature of the property is the glazed self-cleaning atrium which floods the great entrance reception hallway with natural light.

Set in level well-stocked grounds, almost hidden from view with a sweeping driveway that sets a grand stage for Dunlop Manor, is a particularly picturesque example of countryside living. It gives a glimpse of the quality features; this charming property has to offer and truly has to be seen to be believed. Although the property dates back to the 1800's and despite its envious and characteristic external appearance and the perfect marriage of modern splendour and traditional charm. This amazing three-bedroom duplex apartment has been meticulously designed to create a spacious, low-maintenance apartment that oozes countryside living.

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## 6 Dunlop Manor



The property is entered through a video entry and from there into a central atrium where all levels can be viewed from the ground floor. The apartment can be accessed by lift or stair to the second floor and upon entry, the welcoming hallway sets the tone. Number 6 makes the most of the natural light and has a very bright and airy feel.







The impressive open-plan lounge/dining area/kitchen is flooded with natural light and boasts a beautiful outlook over the spectacular grounds. The kitchen has been professionally fitted to include a quality range of contemporary floor and wall-mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.

The dining area is popular with all members of the family. It is easy to imagine the evenings of fine dining this zone has played host to.













Also pleasantly located on this level is a well-proportioned double bedroom which could be transformed to meet each individual purchaser's needs and requirements. A WC completes the impressive accommodation on this level.









Journeying to the first-floor level, the crisp and contemporary styling continues. You will discover a further two bright and airy well-appointed bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The master bedroom is further enhanced with a stunning ensuite. The luxury bathroom suite completes the accommodation on this level.







**Bedroom 1**











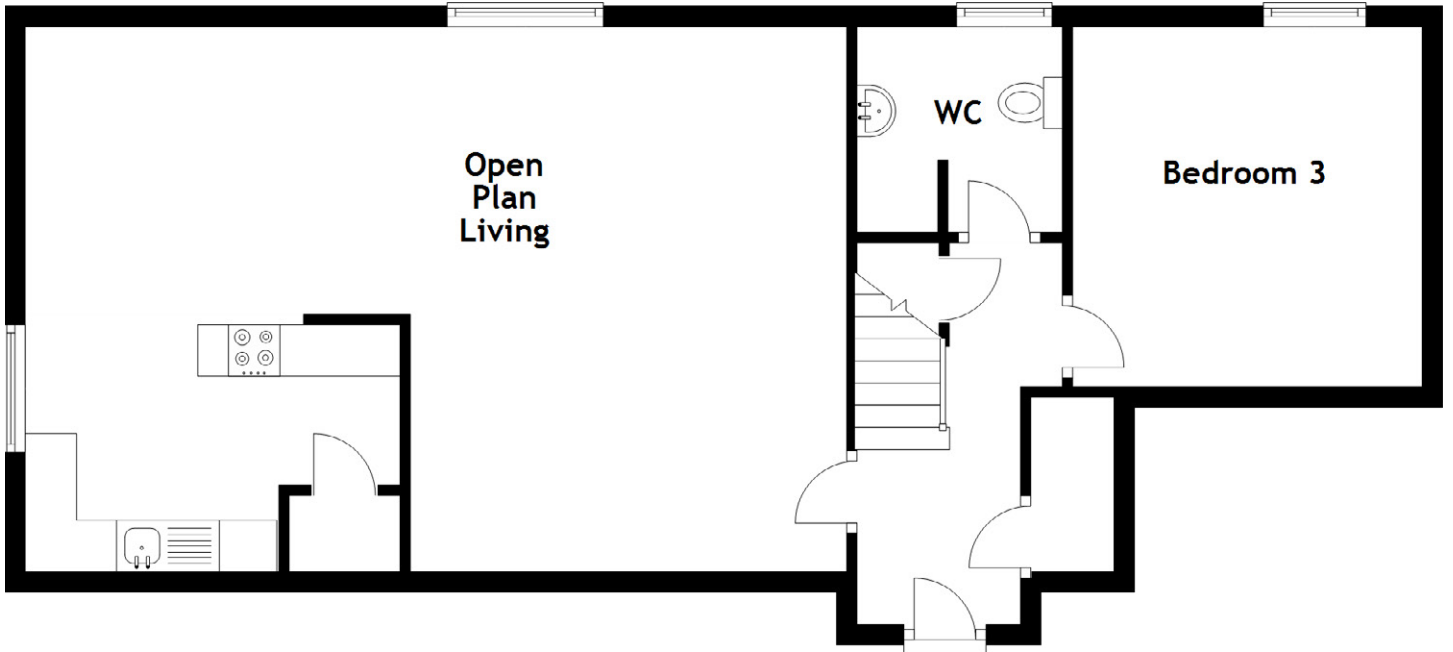
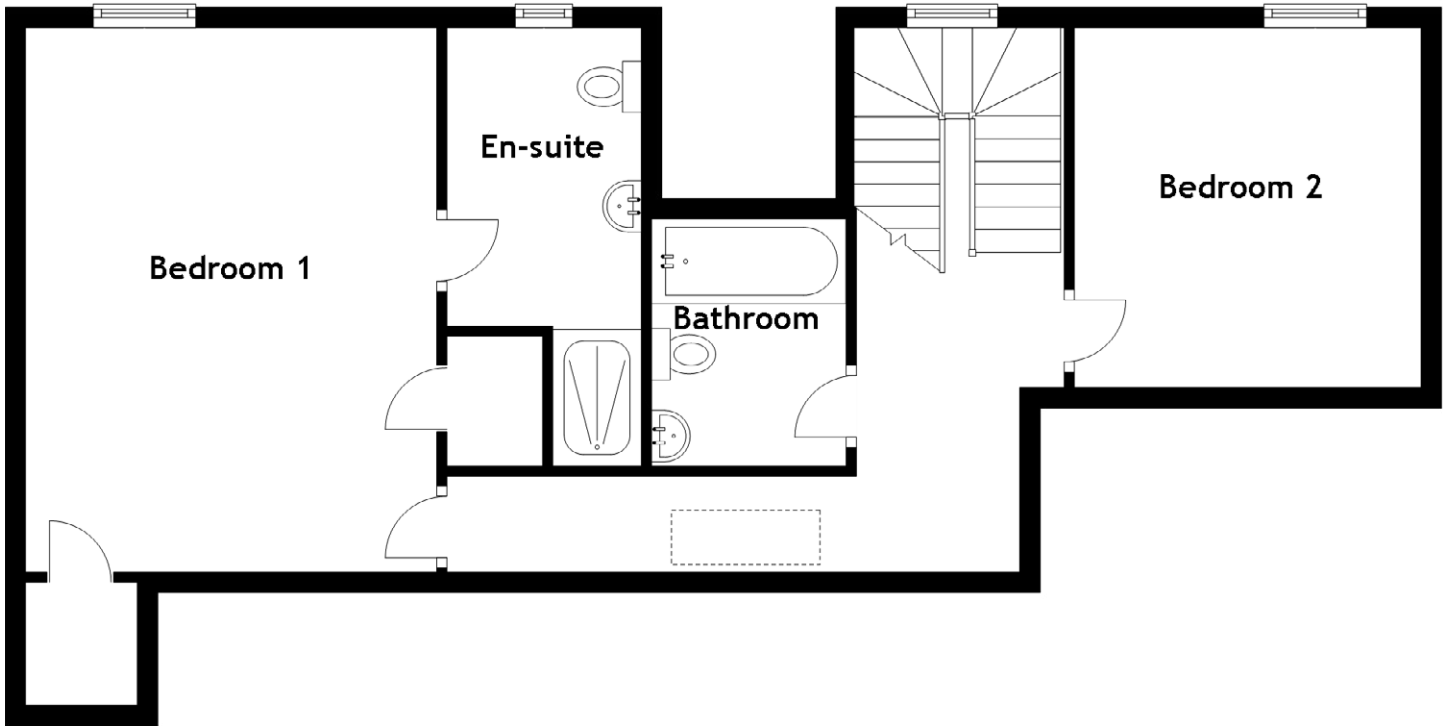
**Bedroom 2**











### Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.00m (26'3") x 5.30m (17'5")	Bedroom 2	3.50m (11'6") x 3.38m (11'1")
WC	2.00m (6'7") x 2.00m (6'7")	Bathroom	2.40m (7'11") x 1.90m (6'3")
Bedroom 3	3.50m (11'6") x 3.40m (11'2")		
Bedroom 1	5.30m (17'5") x 4.01m (13'2")	Gross internal floor area (m <sup>2</sup> ): 134m <sup>2</sup>	
En-suite	2.90m (9'6") x 1.90m (6'3")	EPC Rating: B	





To the outside of the property, the policies can be enjoyed by all the residents and is ideal for dog walking or enjoying outdoor pursuits.

There is private and allocated parking spaces, ample visitor parking, as well as a very useful communal bike, shed for additional storage.







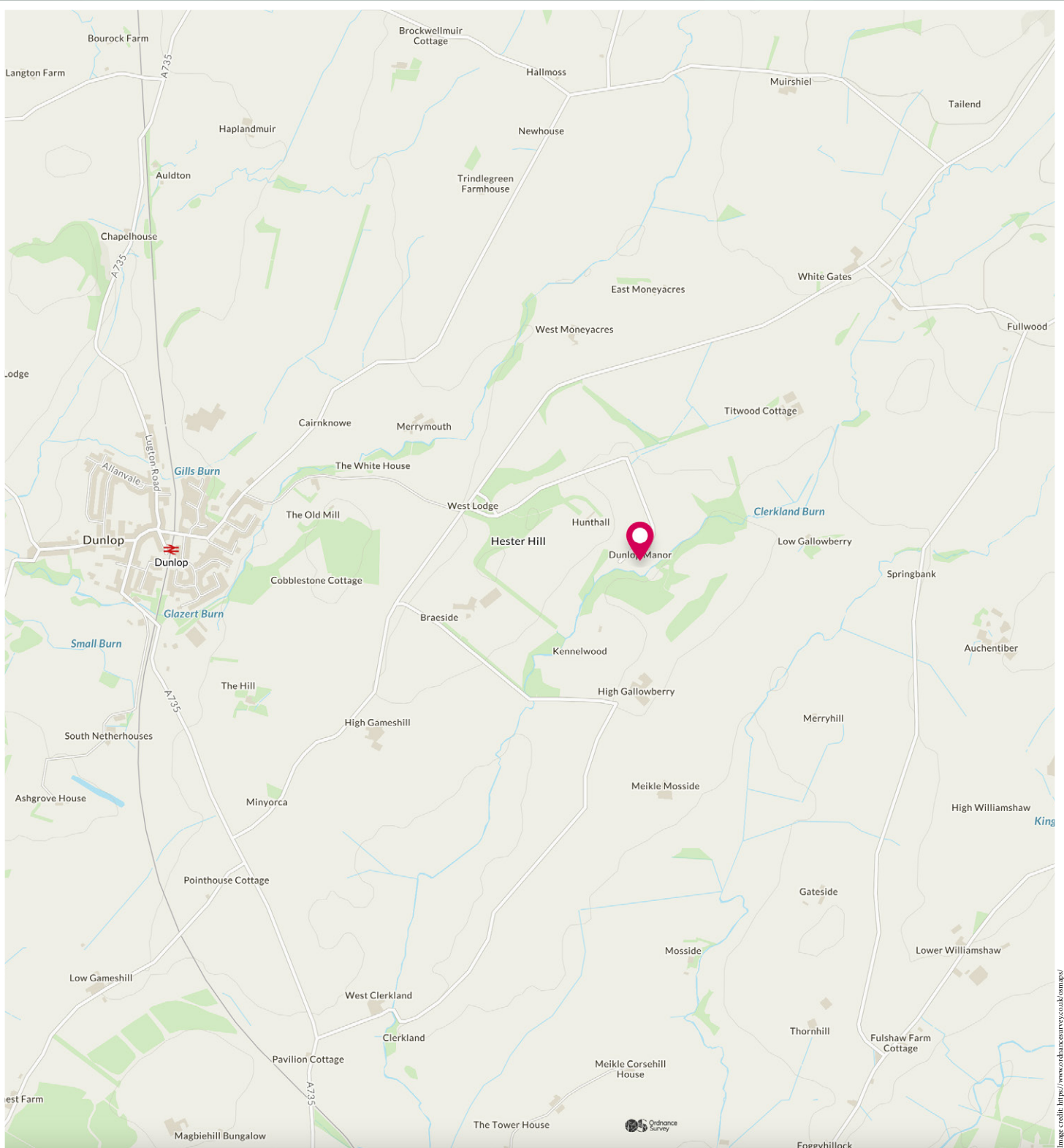


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Dunlop House and Country Estate is set in the unspoilt landscape of rural Ayrshire yet is well situated for easy access to Glasgow which is approximately 21 miles away. Dunlop is an attractive and picturesque conservation village of approximately 1.5 miles and provides excellent local facilities, a primary school and services including a newly rebuilt railway station with an express service of 21 minutes to Glasgow. Glasgow and Prestwick Airports are about 25 minutes drive away, offering both domestic and international flights.

Ayrshire is renowned for its many golf courses including Turnberry and Royal Troon. There are excellent yachting facilities at the marinas in Troon, Largs, Ardrossan and Inverkip. Ayr's popular racecourse hosts the Scottish Grand National. The local area provides numerous sporting and leisure opportunities with extensive walking, cycling and riding trails. As with much of Scotland, one is never too far from a golf course and Dunlop Manor is no exception with Ayrshire having one of the highest concentrations of local inland parkland courses and some of the internationally renowned links courses at the coast. The area is well served by outdoor and country pursuits with numerous local fishing, shooting and stalking opportunities.





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