



EAST AND WEST
LUXURY DUPLEX
APARTMENTS

EAST AND WEST LUXURY DUPLEX APARTMENTS

The two duplexes are designed for those who value extra space, each with accommodation over two floors. These spacious, luxury duplex apartments are entered via the grand portal and breathtaking main entrance hall of Coodham House. The impressive marble entrance is flooded with natural light and creates a striking setting. This reception area provides the added comfort of extra security. These apartments as well as the spectacular centrepiece staircase are all part of an entirely new structure built within the A-listed façade of Coodham House, constructed and finished to the very highest standards.

Each duplex provides three bedrooms on lower ground floor.

The East Duplex has three en suite bathrooms in addition to one private dressing room.

The West Duplex has two en suite bathrooms, one with private dressing room, in addition to the third bathroom.

The upper ground floor of each is flooded with natural light from exceptionally large south facing windows to provide bright living and entertaining space. Public rooms on ground floor include kitchen/diner and lounge overlooking the rear lawn, Coodham lake and woodlands.

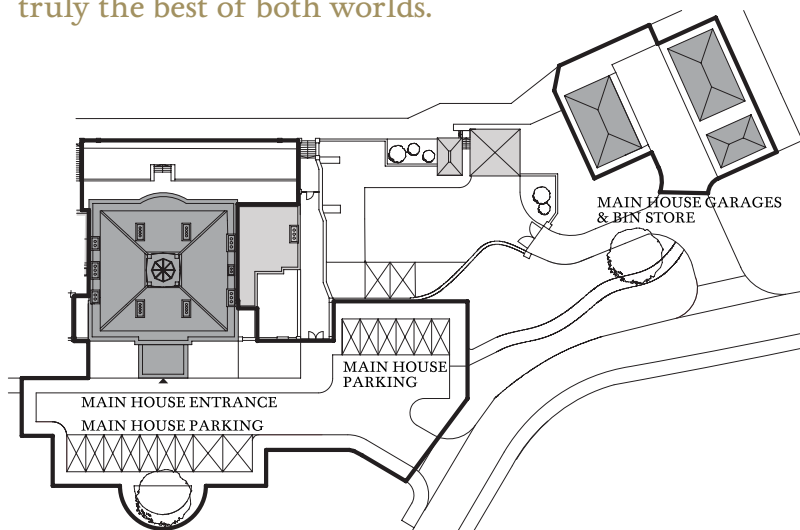
The West Duplex also provides a magnificent south facing double aspect study/family room.

Insulated for warmth and tranquillity, the superior soundproofing designed for privacy is included as standard. The hand finished craftsmanship is a feature of note throughout – majestic African oak windows, solid panelled doors and deep skirtings are all hand crafted on site.

In the East Duplex, intelligent lighting is installed, allowing the creation of different lighting moods at the touch of a button. Both duplexes incorporate an advanced multimedia system to ensure an ultimate lifestyle experience.

Fully tiled, sumptuously decorated bathrooms are installed. A choice of kitchen and appliances may be specified from the luxury ranges available.

These properties combine the classic and contemporary to provide truly the best of both worlds.



PLAN VIEW

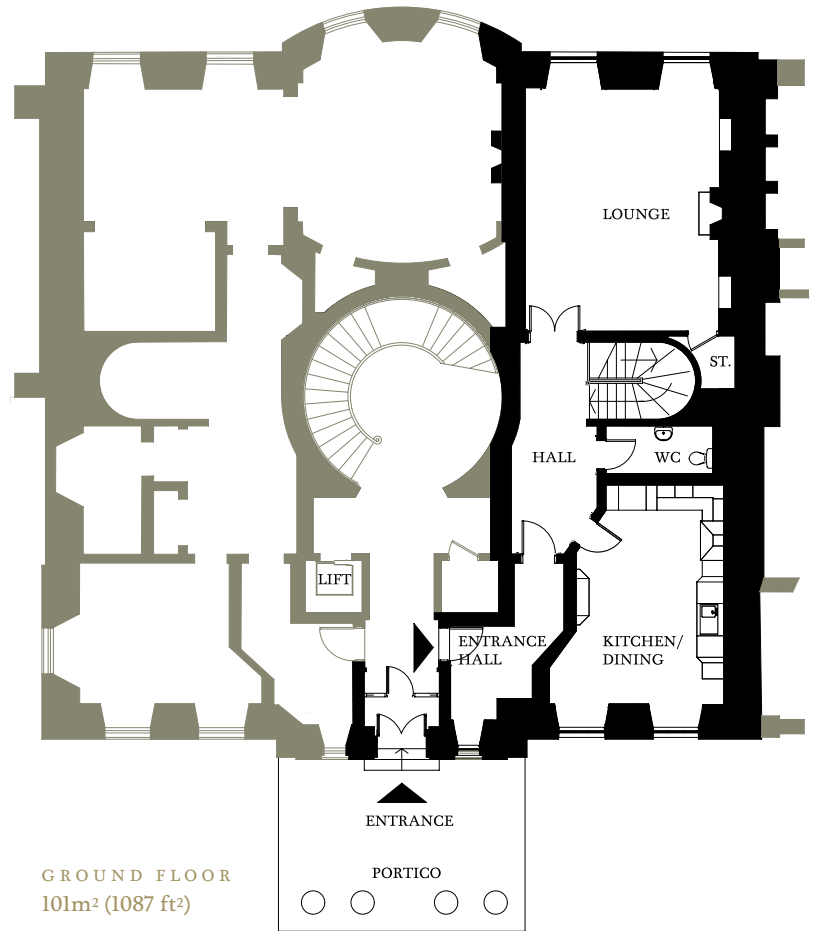
EAST DUPLEX

(279m² / 3003 ft²)

MEASUREMENTS EAST DUPLEX GROUND FLOOR

Lounge
6.78m x 5.39m
(22'3" x 17'8")

Kitchen/dining
4.86m x 6.12m
(15'11" x 20'1")



MEASUREMENTS LOWER GROUND FLOOR

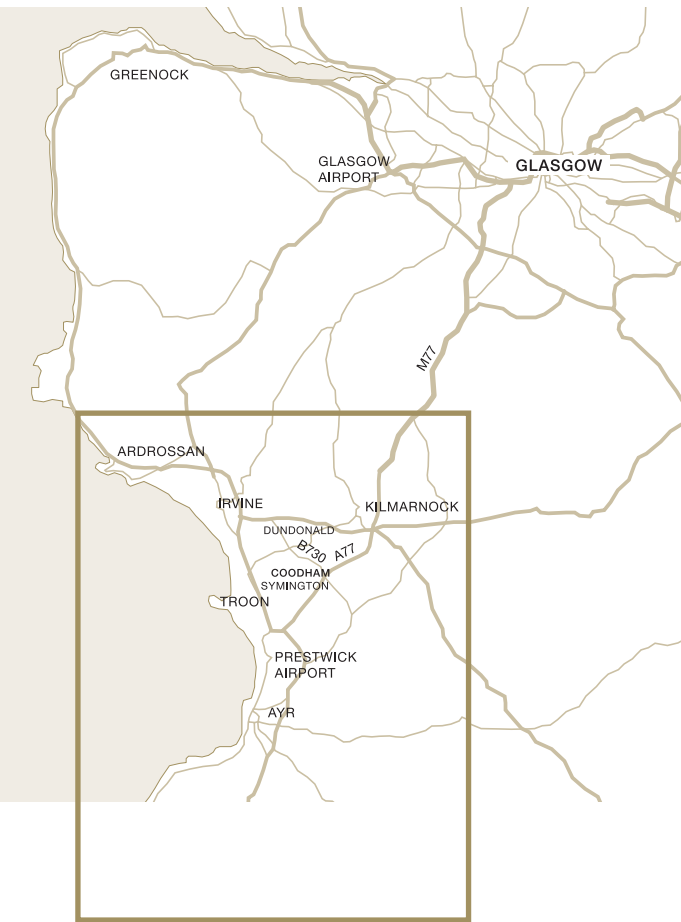
Master bedroom
5.89m x 5.16m
(19'4" x 16'11")

Bedroom 2
5.46m x 3.68m
(17'11" x 12'1")

Bedroom 3
4.84m x 5.80m
(15'11" x 19')

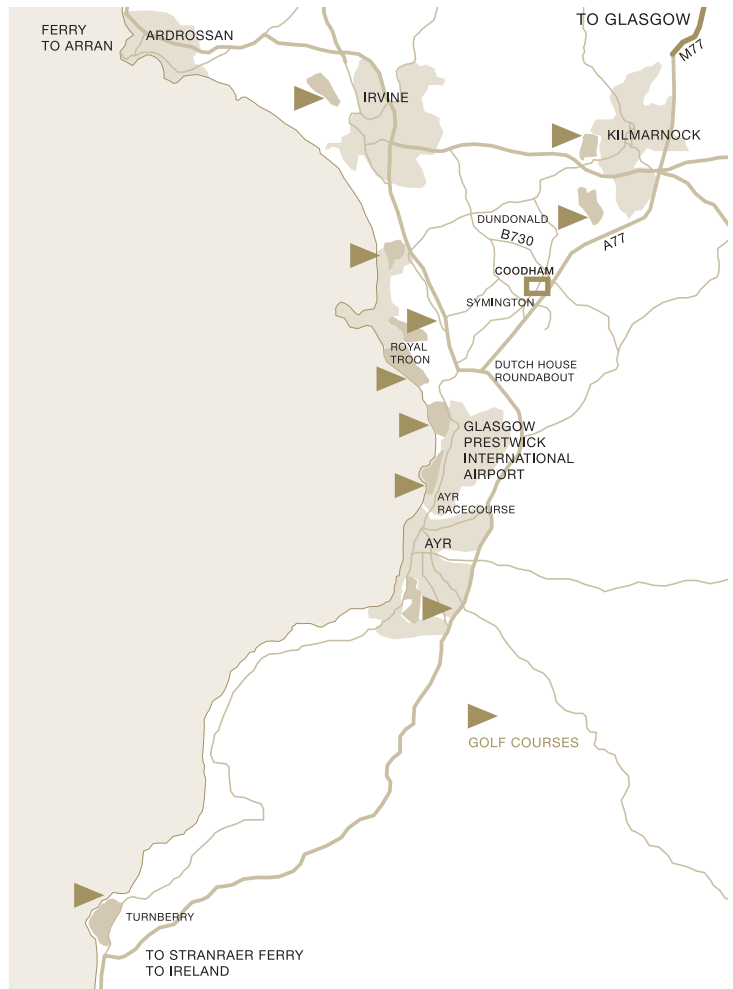


HOW TO FIND US



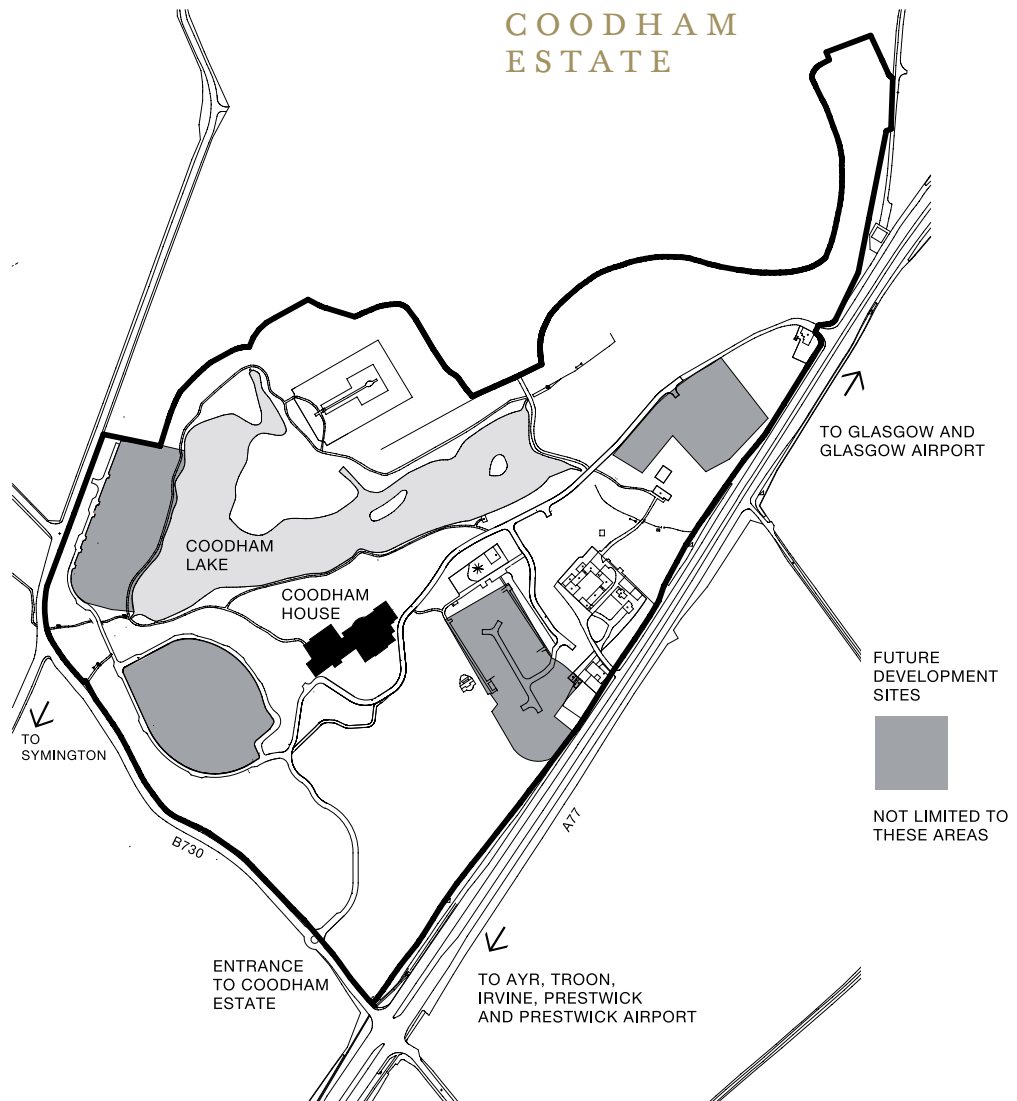
GLASGOW

Glasgow's emerging cultural, exciting social and vibrant creative, business and shopping reputation is built on the solid foundation of this once thriving industrial and international trading port. Situated on the Clyde, Glasgow's resurgence owes as much to its city centre and riverside regeneration as it does to the demand for homes in leafy suburbs and surrounding countryside. And all this is only 27 miles drive from Coodham via the new M77. Exceptional road, rail and air communications place Glasgow at the hub of the main access routes into, out of and around Scotland. With a choice of international airports; Prestwick (less than a ten minute drive) and Glasgow, major UK cities, Europe and America are accessible by direct flights.



SOUTH AYRSHIRE

South Ayrshire has benefited hugely from the substantial investment in the new M77 excellent road links from Glasgow. Like Glasgow, within Scotland and indeed worldwide, Ayr, Prestwick, Troon and Turnberry are all highly regarded. Each with a special place in history and of current interest. Known as the birthplace of Robert Burns and the home of golf, these attractive coastal towns are easily accessible from Coodham. As are west coast beaches and the gently rolling South Ayrshire countryside.



DIRECTIONS TO COODHAM

From Glasgow head south on the M77, this becomes the A77. At the Bogend Toll junction turn right across the east bound carriageway onto the B730 signposted Dundonald. If approaching from the West Coast on the A77, you will turn left onto the B730. The entrance to Coodham Estate is immediately on your right.

COODHAM CONTACT DETAILS

Please contact Lindy Leburn, our VIP representative, on 07733 334373 for viewing times and appointments, brochures and any information required on Coodham Estate.

WEB: www.coodham.co.uk
CKD Galbraith 7 Killoch Place, Ayr, KA7 2EA

TEL: 01292 268181
EMAIL: ayr@ckdgalbraith.co.uk

Savills 163 West George Street, Glasgow, G2 2JJ

TEL: 0141 222 5875
EMAIL: jgoldie@savills.com

