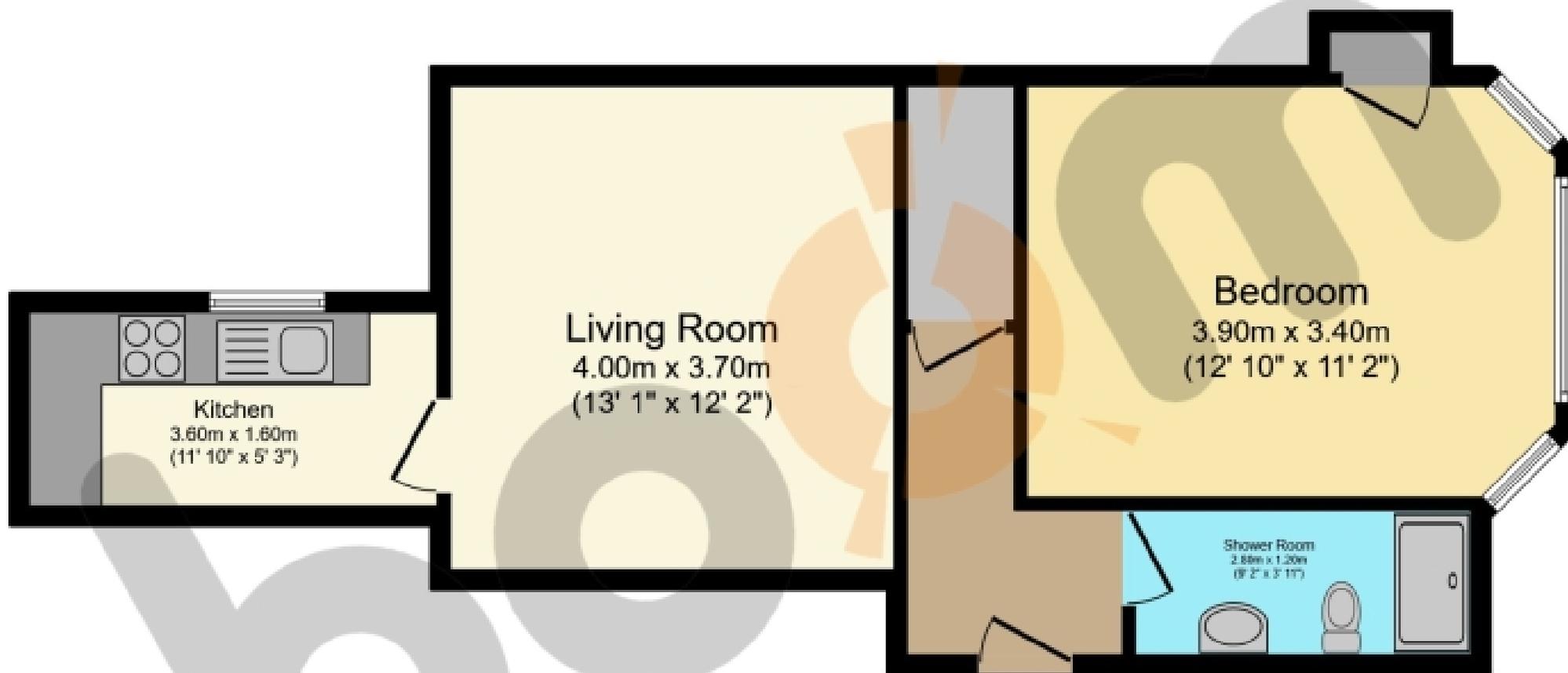




45b McLelland Drive, Kilmarnock

Offers Over £57,000





Floor Plan

Floor area 45.3 sq.m. (488 sq.ft.)

Total floor area: 45.3 sq.m. (488 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** PRIVATE FRONT GARDEN ** IN BUILT STORAGE SOLUTIONS ** WELL APPOINTED KITCHEN ** SPACIOUS LOUNGE ** IMPRESSIVE BEDROOM **** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 45B – an impressive one-bedroom apartment located in the ever-popular Kilmarnock locale. The property boasts generous dimensions paired with private garden space making it the ideal property for those getting on the property ladder or looking to invest!

Enter through the communal close which leads to No.45B. The lounge is spacious and benefits from the large picture windows which allow masses of natural light to fill the space. Neutral, stylish décor creates a calming ambience, perfect for relaxing of an evening.

The well-appointed kitchen features an array of grey base units which contrast with the white wall cabinetry and butcher block countertops. Integrated appliances include the four burner gas hob, oven and extractor. There is also ample room for freestanding appliances within the kitchen.

The bedroom offers generous dimensions as well as providing plenty of space for storage. The bedroom is awash with natural light thanks to the bay windows. The bathroom is partially tiled and includes a walk-in shower cubicle, w.c, and wash hand basin with vanity storage.

The property benefits from a private front garden which is predominantly laid with decorative stone. It further benefits from access to the communal rear garden. The rear garden features lawned areas as well as a paved drying area.

Gas central heating and double glazing give the property a warm feeling throughout the year.

Kilmarnock boasts easy access to some of the best beaches and views on the Ayrshire coast with Irvine and Troon only a short drive away. Shops, restaurants, and bars are all easily found, plus there is a good range of primary and secondary education nearby, making it a popular choice for families.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Local train stations provide an efficient service to Glasgow and the West Coast and both Prestwick and Glasgow International airports are within easy travelling distance. This area has plenty to keep even the most active families busy with great leisure facilities at the Galleon Leisure Centre which is packed full of facilities including an ice-rink, squash-courts, a bowling green plus a 25-metre swimming pool. Golfers are spoiled for choice with Annanhill and Caprington Golf Courses on the doorstep.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com