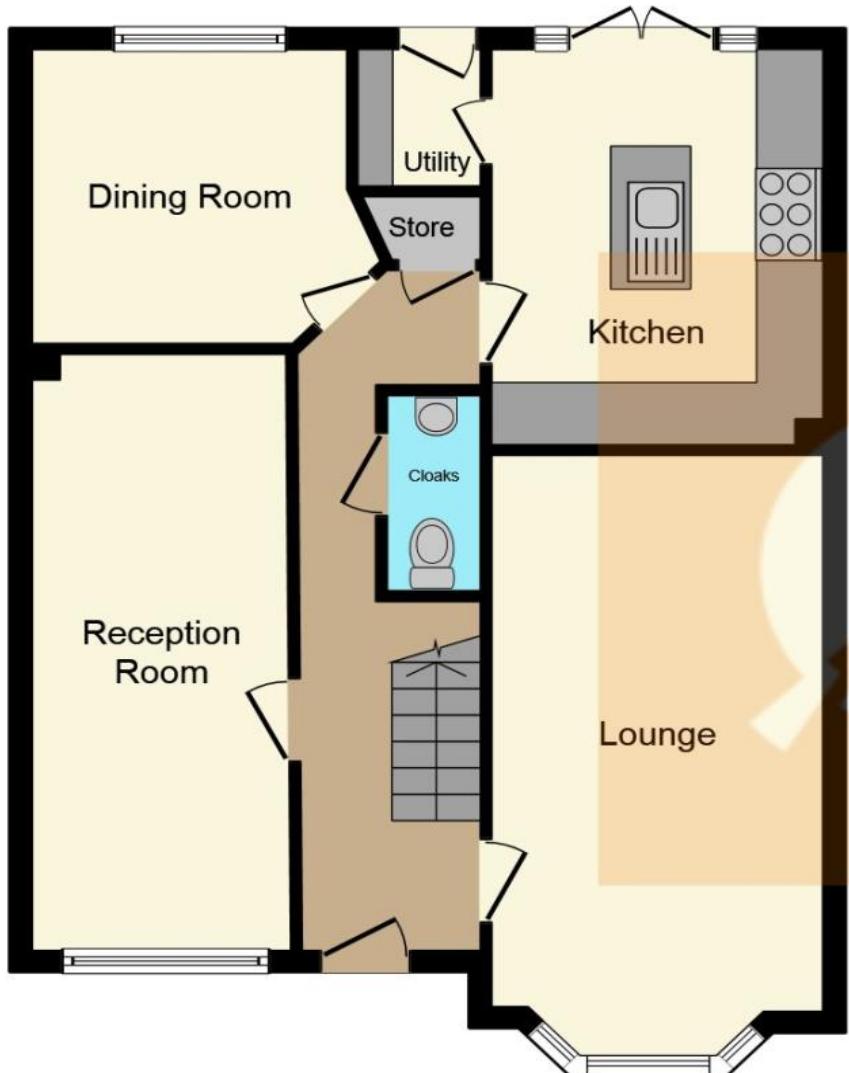




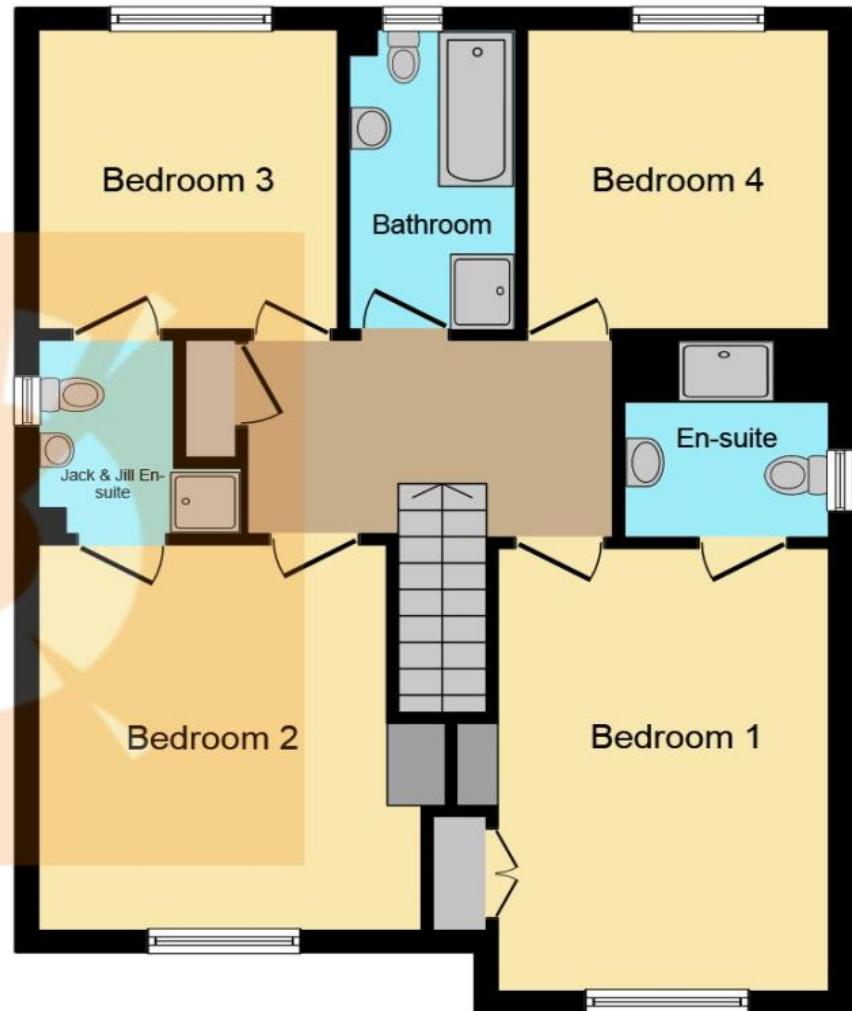
14 Glenkinchie Road, Kilmarnock

Offers Over £245,000





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No. 14 Glenkinchie Road and this remarkable family home which is finished to an exceptionally high standard. Upon entering the warm, welcoming reception hallway with neutral décor and quality flooring, you can't help but notice the impressive scale of this fantastic accommodation.

The sumptuous family lounge is strikingly spacious. It has been stylishly decorated with contemporary wall coverings and large bay windows flood the room with natural light. A focal point fireplace with a gas fire provides a delightful warmth, making this room wonderful for those cosy family nights in. An additional public room can be found off the lounge, offering a further space for entertaining guests all year round.

The high specification family kitchen has been professionally fitted to include a quality range of wall and floor mounted units with a contrasting work surface, providing a fashionable and efficient workspace. The kitchen is further complimented with a host of integrated appliances to include an impressive range cooker with extractor hood and a white composite sink with chrome tap which will all be included within the sale of this property. There is a well-appointed utility room off the kitchen which provides further workspace as well as storage for appliances.

Elegant French doors in the kitchen lead out to the beautifully landscaped rear garden with ultra-impressive dimensions. There is a sociable patio area which is perfect for outdoor entertainment/dining alfresco. There is an area laid to lawn, sections of gravel and timber fencing creates a child-friendly garden as well as providing lots of privacy.

The lower level also benefits from a downstairs w.c. which is so elegant in its' simplicity.

A carpeted staircase with white timber bannister leads you to the upper floor of this fabulous family home, comprising of four generously proportioned double bedrooms which has been tastefully decorated with warm neutral tones and fitted carpets. Bedroom One is complimented with an en-suite bathroom and Bedrooms Two and Three share a Jack and Jill shower room.

To complete this fantastic property internally, the pristine family bathroom is fully tiled with a four-piece bathroom suite to include a walk-in shower cubicle, whirlpool bath, wash-hand-basin contained within a stylish vanity unit and w.c. Chrome fixtures and fittings can be found throughout to include a chrome mixer tap.

Externally, to the front of the property there is a section laid to lawn with mature shrubbery and decorative planting. A large monobloc driveway provides excellent parking for various vehicles and exterior lighting enhances the evening ambience.

The property has double-glazing and gas-central heating throughout. There is also a fantastic Opus multi-room surround sound system.

The property is a real credit to its current owners and we strongly urge an early viewing as properties of this calibre rarely come to the market.

Kilmarnock is located between Glasgow and Ayr in East Ayrshire and 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.

Two 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 spoilt 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. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)