



32 Dalmore Road, Kilmarnock, Ayrshire

Offers Over £218,000





**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. 32 Dalmore Road and this fantastic family home which has been maintained to a high level and is in true walk in and start living condition. First impressions are everything and that is certainly the case upon entering the pristine reception hallway with fresh neutral tones and crisp white porcelain floor tiles which lead seamlessly in the first instance to the lounge.

The luxurious family lounge with contemporary wall coverings contains dual-aspect window formations, infusing this entire space with natural sunlight and further enhancing the feeling of bright airy spaciousness that you get when you first walk into the property. Elegant French doors lead through to the dining room.

The kitchen is simply stunning and has been professionally fitted with a quality range of white shaker-style wall and base mounted units and a contrasting butcher-block effect worksurface, providing a fashionable and efficient workspace. The Dining Room is ideally located off kitchen and presents the perfect spot to sit down and appreciate a lovely home-cooked meal. A separate, well-appointed utility room provides further workspace as well as storage for large appliances.

The clever open-plan layout creates the ideal space for entertaining guests all year round with French doors in the kitchen leading out to a raised sociable decking area which is perfectly positioned for the sunlight, wonderful for outdoor entertainment/dining alfresco. The manicured south facing rear garden is fully enclosed and is predominantly laid to lawn, making it a safe and secure environment for children and pets alike and further providing the perfect garden for enjoying outdoor family times.

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

The upper level of this fabulous family home can be accessed via a carpeted staircase with timber bannister. There are 4 generously proportioned double bedrooms which have all been immaculately presented throughout. The master bedroom is a luxurious space with feature contemporary wall coverings and quality carpets and further benefits from a sizeable built-in wardrobe. The master bedroom is wonderfully complimented with an immaculate en-suite shower room and Bedrooms 2 and 4 share a spectacular Jack and Jill shower room.

The pristine family bathroom is strikingly spacious and has been stylishly decorated with contrasting flooring and wall tiles. There is a three-piece bathroom suite to include a bath, w.c. and wash-hand-basin and super stylish fixtures and fittings include the chrome mixer tap and heated towel rail.

This wonderful accommodation offers a wealth of flexibility and many in the vicinity have taken the opportunity of converting the garage to a further room.

All rooms benefit from double-glazing and gas central heating throughout, providing all rooms with a lovely warmth. To the front of the property is a substantial tarmac driveway, providing ample parking for various vehicles and an easily maintained garden with area of lawn.

This fabulous family home and its attention to detail throughout is a real credit to the current owners and will no doubt be very popular therefore we would strongly advise early viewing to avoid missing out!

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.

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.

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