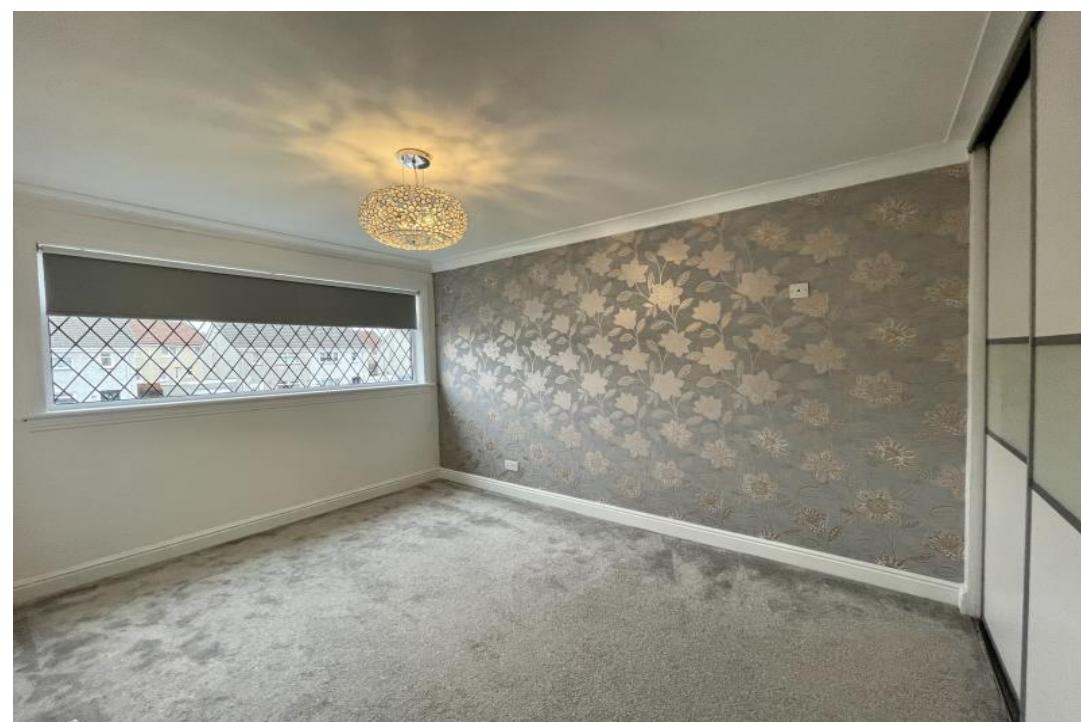
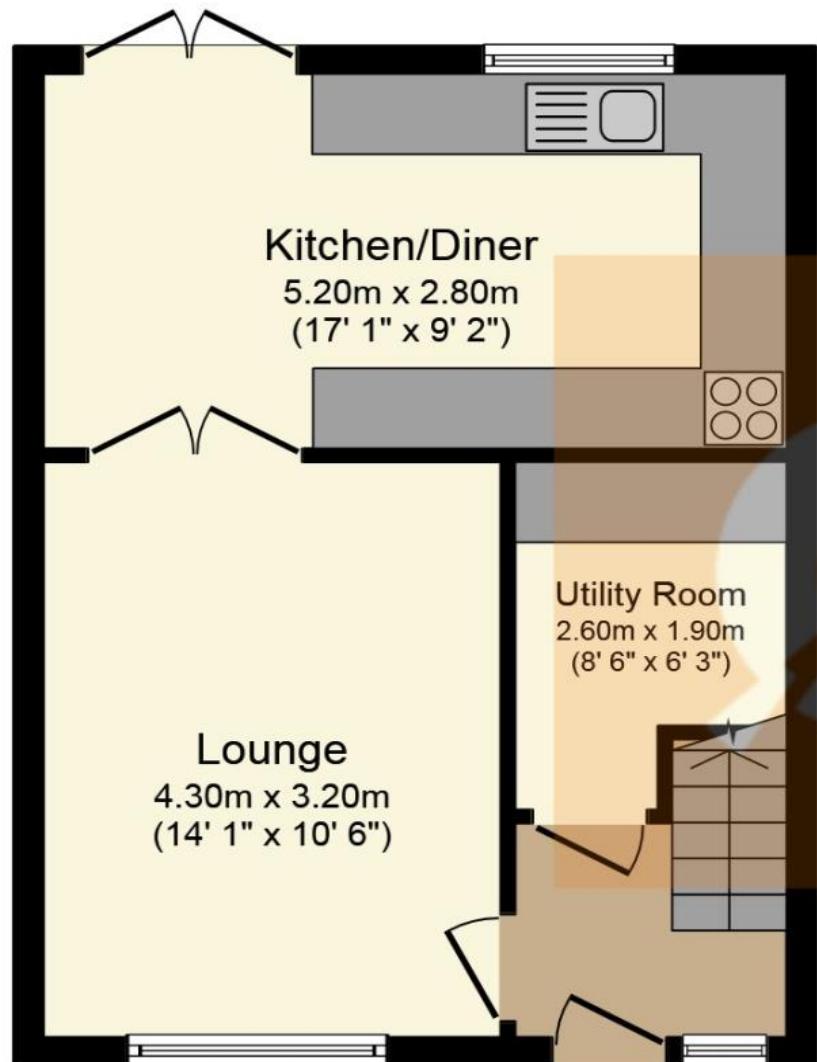




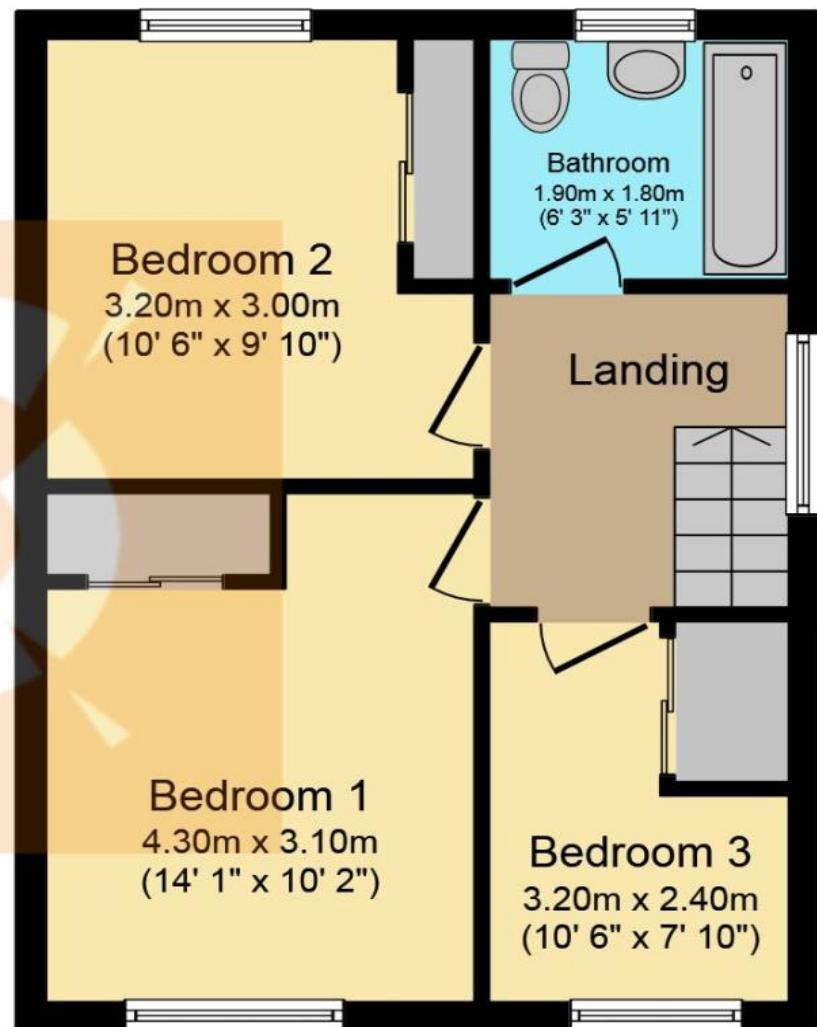
49 Boyd Orr Crescent, Kilmaurs

Offers Over £130,000





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

WOW... Welcome to No. 49 Boyd Orr Crescent. No expense has been spared by our client with the highquality fixtures and fittings on offer. This outstanding family home is presented to the market in true walk in and start living condition and will no doubt be extremely popular therefore we would highly recommend an early viewing to avoid disappointment.

Externally, there is a low maintenance front garden which is predominantly laid to lawn and a large driveway provides ample parking for various vehicles. The property can be accessed via a UPVC double-glazed door, bringing you in the first instance to the bright and airy reception hallway with fresh neutral tones. The sumptuous family lounge is strikingly spacious and features an ultra-modern focal point fireplace with electric fire, providing a delightful warmth, creating the perfect spot for those cosy nights in with family. The lounge has been tastefully decorated throughout with contemporary wall coverings and quality flooring which leads seamlessly through to the superb dining kitchen.

The high-specification kitchen is awash with natural light from the dual aspect and features a quality range of wall to floor mounted units with a striking worksurface, providing a fashionable and efficient workspace. The kitchen further benefits from a host of appliances to include an integrated 4-ring gas hob with electric oven/grill and extractor hood, integrated dishwasher and impressive American fridge freezer which will all be included within the sale, making this a fantastic purchase for a first-time buyer or professionals alike.

The open-plan layout provides the perfect place for entertaining guests and elegant French doors offer access to a sociable decking area, ideal for dining alfresco. The rear garden is fully enclosed, creating a safe and secure environment for children and pets alike and is wonderfully complimented with a charming outhouse building which would be ideal for uses such as a Home Office, Gym or Man Cave.

To complete the ground level is the ideally located utility room, providing additional space for a washing machine and plenty of workspace.

Access to the upper level is via a carpeted staircase with white timber handrail. The first floor contains three beautifully presented bedrooms which have all been tastefully presented throughout with built in wardrobes, offering excellent storage solutions.

To complete this wonderful accommodation internally is the super stylish family bathroom comprising of a three-piece bathroom suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which is stylishly contained within a stylish high-gloss vanity unit. Contemporary chrome fixture and fittings can be found throughout to include the waterfall showerhead and waterfall tap.

The property further benefits from gas-central heating and double-glazing, providing all rooms with a delightful warmth. The attention to detail throughout this home is a credit to our client and we urge early viewing.

Ideally situated for Kilmaurs Primary School and St. Joseph's Academy. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Park and ride facilities at Kilmaurs train station are less than a five-minute drive with a regular train service which will have you in Glasgow City Centre in less than 40 minutes. Kilmaurs is a popular commuter village on the outskirts of Kilmarnock and further amenities including high street shops and supermarkets can be found within two miles in Kilmarnock.

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.

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

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com