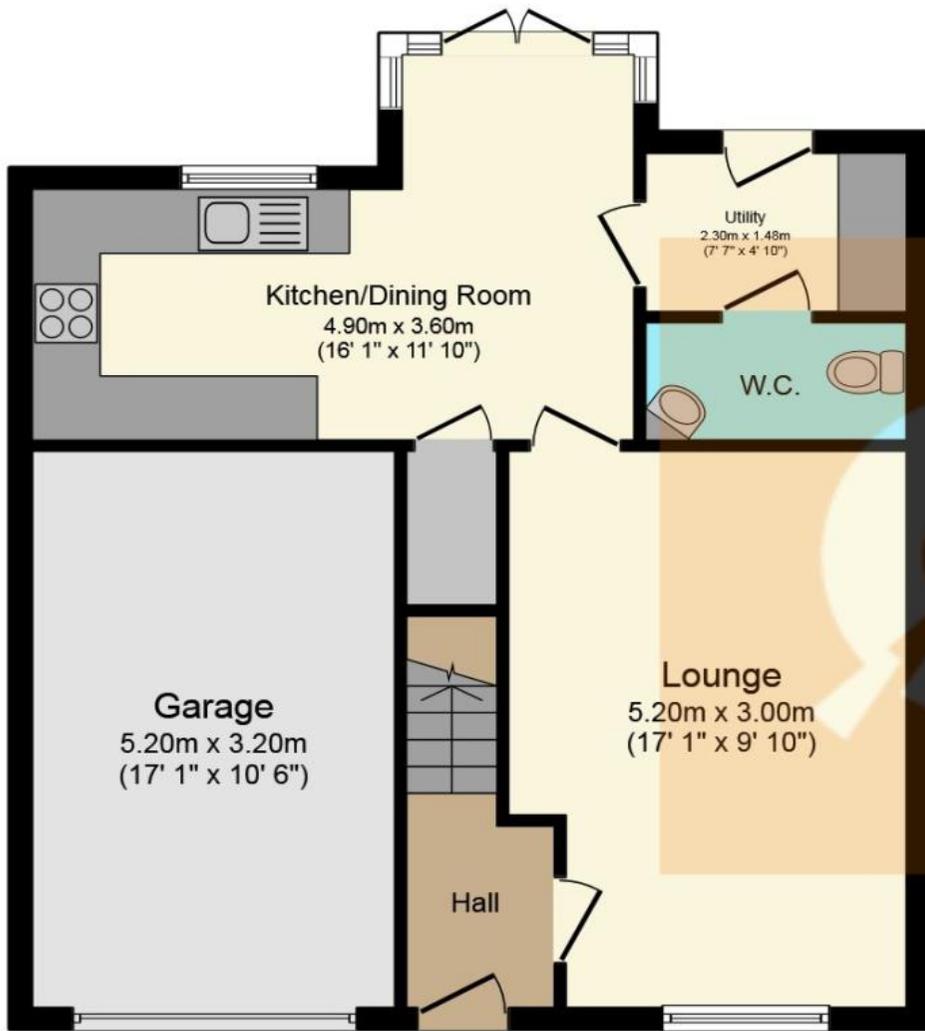




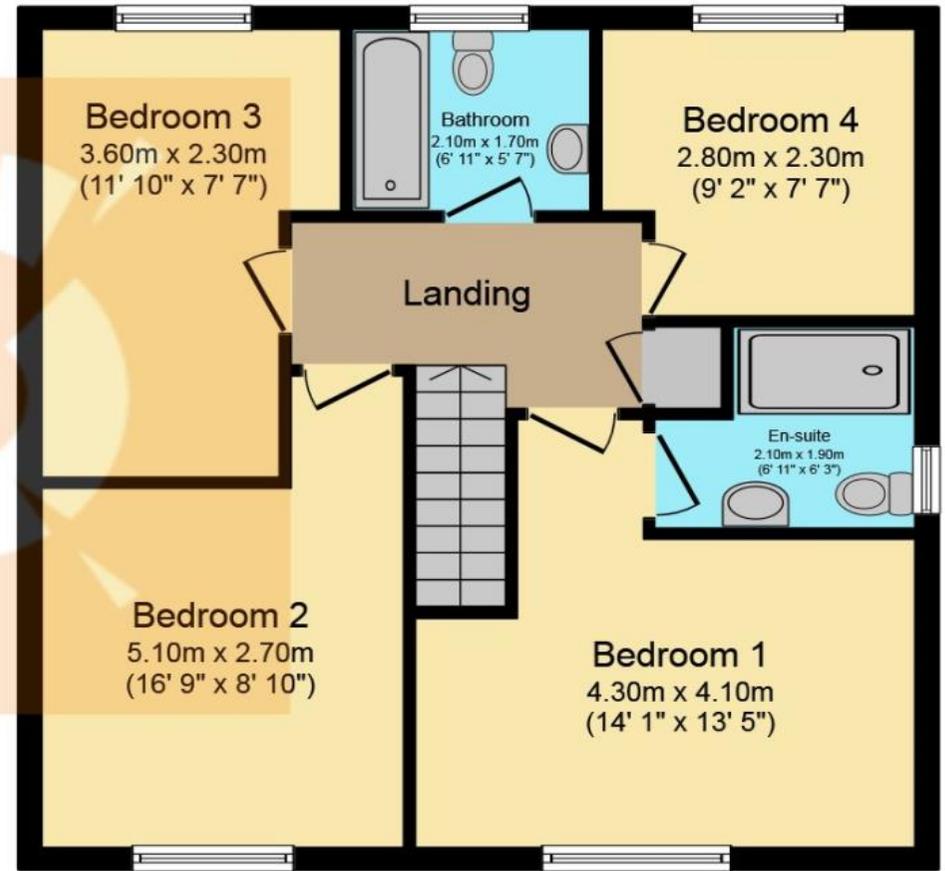
16 Craighall Bank, Kilmarnock

Offers Over £215,000





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

A rare opportunity has arisen to purchase a wonderful 4 bedroom detached villa in this highly sought-after Kilmarnock development, ideal for a growing family. On arrival at the property, you are welcomed by a multi-car driveway which offers ample off-road parking for various vehicles.

As you enter via the welcoming reception hallway, you are met in the first instance by the bright and airy lounge area which has been beautifully presented with fresh tones and allows masses of natural light thanks to the dual aspect.

The superb open-plan dining kitchen offers a full range of white high-gloss wall and base mounted units with complimentary granite-effect worksurfaces. Further features to this space include a stainless-steel sink with chrome mixer tap and drainer, integrated 4-ring gas hob with electric oven/grill and extractor hood. A separate utility room can be found off the kitchen which houses additional space for a washing machine and tumble dryer. Elegant French doors located within the kitchen bring you out to the fully enclosed rear garden which has been cleverly landscaped to offer distinct zones, perfect for relaxing or entertaining family and friends, featuring a large sociable decking area with a section laid to lawn. To complete the ground level is the downstairs w.c. which is so elegant in its simplicity.

Access to the upper level is via a carpeted staircase with timber handrail, leading to four generously proportioned bedrooms. The master bedroom is wonderfully complimented with an ultra-modern en-suite shower room and all bedrooms have been tastefully decorated with warm, neutral tones and fitted carpets.

The immaculate family bathroom comprises of a three-piece suite to include a shower-over-bath with glass-screen, w.c. and wash-hand-basin and super stylish fixtures and fittings can be found throughout.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

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
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com