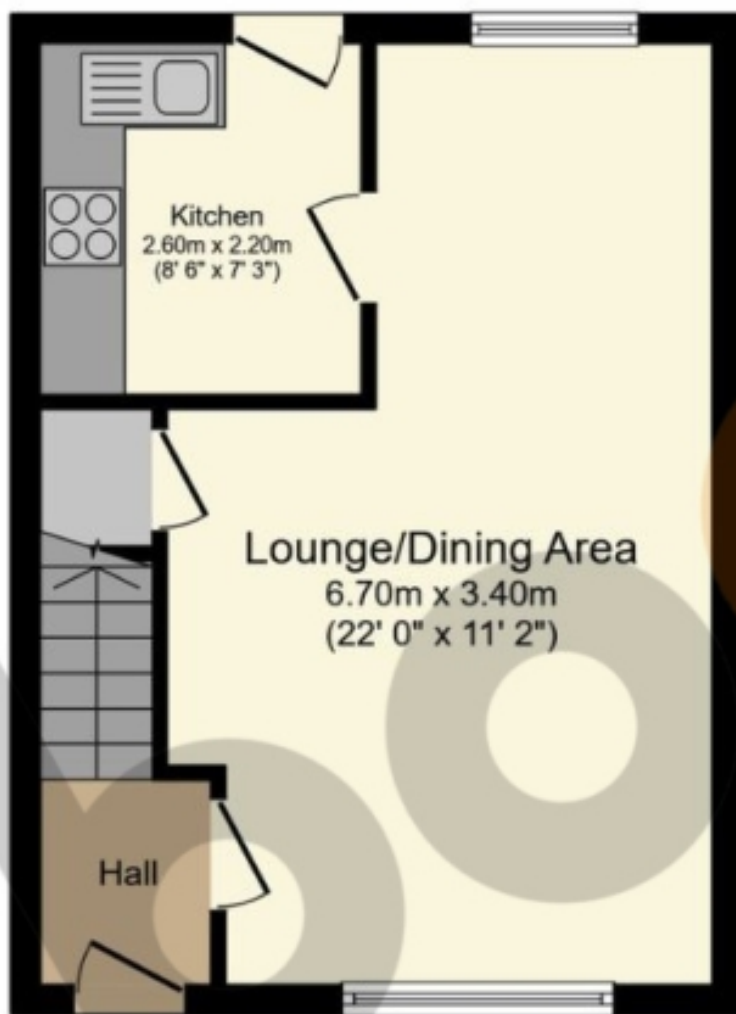




**19 Boyd Orr Crescent, Kilmaurs**

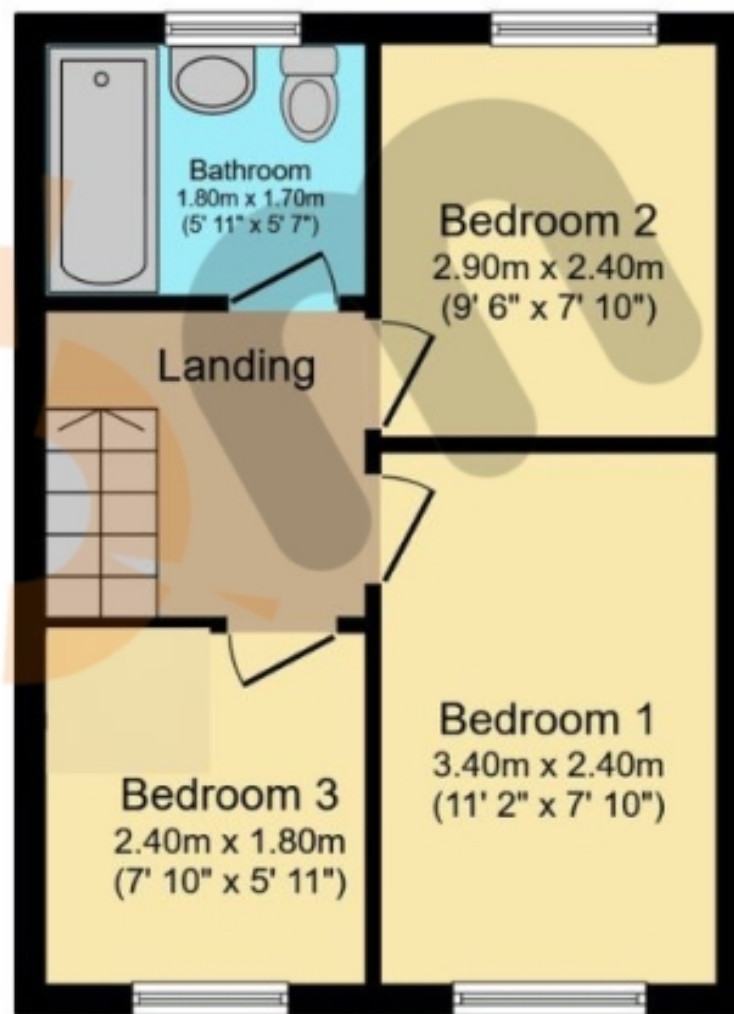
**Offers Over £119,995**





**Ground Floor**

Floor area 32.1 sq.m. (345 sq.ft.)



**First Floor**

Floor area 32.1 sq.m. (345 sq.ft.)

**Total floor area: 64.1 sq.m. (690 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](http://www.Propertybox.io)

## THE PROPERTY

19 Boyd Orr Crescent is a charming home in Kilmaurs which is perfect for all the family with three generously proportioned bedrooms and fantastic local amenities close by.

The property has a fabulously low maintenance and fully enclosed front garden leading to the front door, surrounded by mature shrubbery for added privacy. To the front is also a private driveway offering safe off-street parking.

The family lounge is superbly spacious with masses of natural light brightening up the room and plenty of dining room for the family to enjoy.

The well-appointed kitchen holds an array of wall and base mounted units paired with granite effect worktops and red and white wall tiling. The kitchen further benefits from an induction hob and oven alongside ample space for freestanding appliances where desired.

Into the upper level are three generously proportioned bedrooms. Completing the home internally is a fully tiled three-piece family bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The paved rear garden has a security entry system on the back gate with an impressive outbuilding – this is a highly versatile space and could be used as a studio or office. No.19 further benefits from it's own garage to the rear for additional storage.

Located in the highly sought-after village of Kilmaurs, this apartment offers easy access to a range of local eateries, shops, and amenities. Whether you prefer exploring the village on foot or venturing further afield, everything you need is within reach. The vibrant community atmosphere combined with the convenience of nearby facilities makes this property an ideal place to call home.

Living in Kilmaurs offers a delightful blend of small-town charm and convenient amenities. Nestled in the picturesque Ayrshire countryside, Kilmaurs provides a peaceful and idyllic setting for residents. The village boasts excellent transport links, with regular train services connecting to major nearby cities such as Glasgow and Kilmarnock. This allows for easy commuting or leisurely day trips to explore the vibrant urban centers. Additionally, Kilmaurs is well-served by local bus routes, providing convenient access to surrounding areas. Whether you're seeking the tranquility of rural living or the convenience of nearby cities, Kilmaurs offers the best of both worlds for a balanced and fulfilling lifestyle.

Don't miss the opportunity to view this wonderful apartment. Contact us now to arrange a viewing and experience the charm of Kilmaurs Village living for yourself. 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.

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