



make yourself a home

13 Langmuir Quadrant

Kilmaurs, KA3 2UA

Signature

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Part of the impressive 'Botanics' development by the award-winning Hope Homes and situated on the outskirts of the highly sought-after village of Kilmaurs, this exquisite detached villa boasts a well maintained garden, driveway parking, and exceptional specifications. Kilmaurs is a village with a wealth of amenities, including a well regarded primary school, local shops, and a train station offering a direct service to Glasgow City Centre.

Craig Robertson
Director





— The house is meticulously maintained and features fresh, neutral decor and flooring throughout.



— The rear of the property is adorned with bi-fold doors that open onto the well-kept garden complete with high quality timber summer house. The ground floor offers a seamless flow, promoting open-plan living, encompassing a hallway, a WC with integrated

utility facilities, a lounge that partially opens up to the dining room, leading to a modern kitchen with a built-in breakfast bar and high-end appliances. Upstairs, you will find three double bedrooms, with the master bedroom boasting a handy walk in



dressing room. The bathroom is a luxurious addition to the property, complete with a four-piece suite that includes a bath and a separate shower cubicle. Furthermore the property has gas central heating and double glazing.





13 LANGMUIR QUADRANT

KILMAURS, KA3 2UA

Executive detached villa with three bedrooms

Lovely plot with open aspect at the rear

Driveway parking with multiple cars

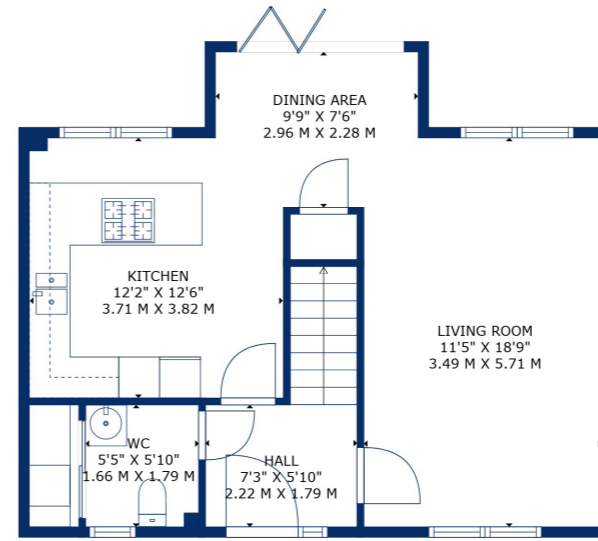
Open plan living concept

Bi-folding doors to the garden

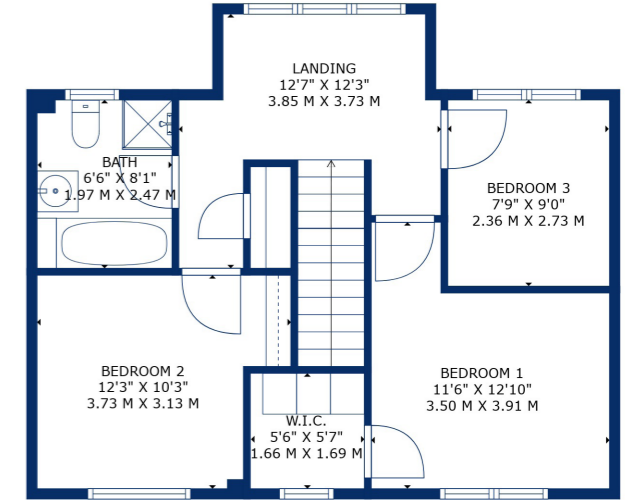
Exceptional specification

Downstairs WC and utility cupboard

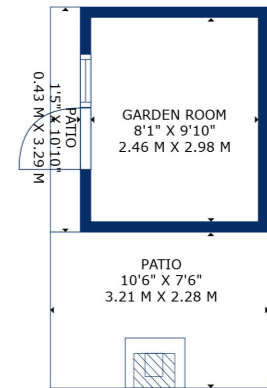




FIRST FLOOR



SECOND FLOOR





Situation

This impressive family home occupies a fantastic position being a short stroll from the train station and village centre with its wealth of amenities including the Primary School, shops, restaurants and other transport facilities. The thriving town of Stewarton is close-by and is within the catchment zone for secondary schooling via the popular Stewarton Academy as well hosting a further range of excellent amenities including supermarket shopping.

For Sat Nav purposes the postcode is KA3 2UA

EPC rating: **C**

Council tax band: **E**

SQM: **108**

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