



3 CLAY CRESCENT

KILMARNOCK

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1 | BEDROOM

1 | BATHROOM

2 | PUBLIC ROOMS

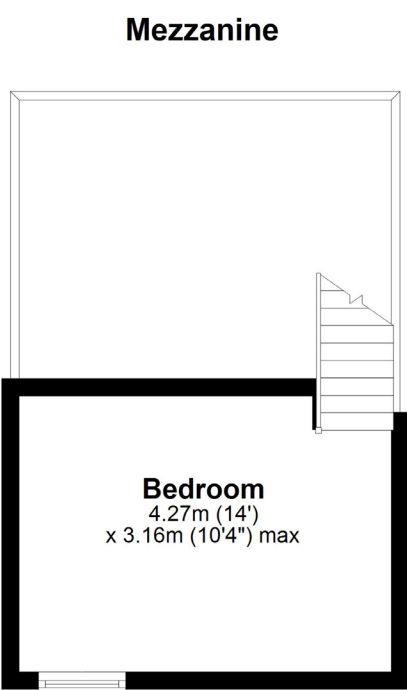
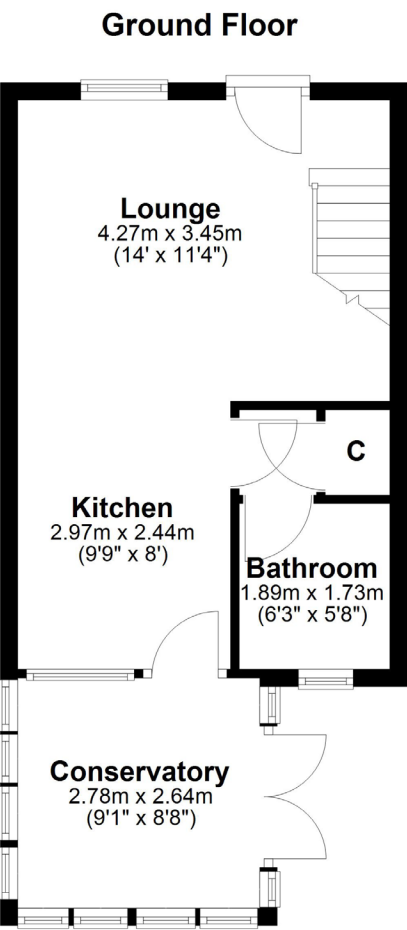
An immaculately presented and impressive end terraced villa with landscaped gardens and a luxury interior, situated close to the M77 for swift commuting to Glasgow and surrounding districts.

Clay Crescent is ideally positioned at the top of Kilmarnock, close to Dean Castle & Country Park, the amenities of the town and only 20 miles from Glasgow City Centre, via the nearby M77. Number 3 is a beautifully presented example of an end terraced home that offers extended living accommodation that will suit a range of potential buyers. There are quality floor coverings, neutral decor, a downstairs bathroom suite, a multi-use conservatory and the garden grounds compliment the interior with landscaped and private gardens at the rear. The property also has an open outlook across to public green space and visitors parking immediately to the front.

In more detail, the internal accommodation extends to a spacious lounge leading through open plan to a luxury fitted kitchen, with a breakfast bar and integrated appliances, a storage cupboard, a modern bathroom suite and a conservatory with French doors out to the rear garden. The double bedroom sits on a mezzanine level above the lounge with a window out to the rear.

Externally there is on street parking to the front, with lawned gardens and a paved pathway. There is access at the side round to a fully enclosed rear garden, with a decked patio area and decorative aggregate.





Kilmarnock is the predominant market town within East Ayrshire and benefits from a comprehensive range of local amenities, including excellent primary and secondary schooling, restaurants and bars, road and rail links to Glasgow and beyond, retail shopping, supermarkets and a host of varied leisure facilities. There are a number of music venues, exhibition halls, such as the Dick Institute, and a number of spacious public green spaces, including the Kay Park, Howard Park and the park surrounding the historic Dean Castle. Clay Crescent is ideally positioned to take advantage of all of the neighbouring amenities and also for swift commuting to surrounding districts via the recently upgraded A77/M77 road network, which also links to both Prestwick International Airport and Glasgow Airport. There are first class golf courses throughout Ayrshire, including the famous Royal Troon and Trump Turnberry, regular hosts of the Open Championship.

TR1987 | Sat Nav: 3 Clay Crescent, Kilmarnock, KA3 1HU

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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