

2 Islay Place

WARDNEUK, KILMARNOCK, KA3 2JP



*A BRIGHT AND SPACIOUS THREE-BEDROOM
SEMI-DETACHED HOUSE WITH THE ADDED
BONUS OF A DETACHED GARAGE*



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





This superb three-bedroom semi-detached villa is ideally located within a highly sought-after area of Kilmarnock, offering stylish and flexible accommodation over two levels. Perfectly suited to a wide range of buyers—from first-time purchasers to growing families, this home combines modern design with comfortable living.

Thoughtfully designed to maximise natural light, the property enjoys a bright and contemporary ambience throughout, complemented by pleasant open aspects to both the front and rear. Generously proportioned rooms provide both versatility and individuality, all finished with modern specifications and tasteful décor.

Upon entering, the welcoming hallway provides access to all ground-floor accommodation. The impressive lounge is bathed in natural light from a striking front-facing window, creating a warm and inviting living space. The dining kitchen features a modern selection of wall and floor-mounted units, paired with stylish worktops to form a highly functional and attractive workspace, complete with a range of integrated appliances.









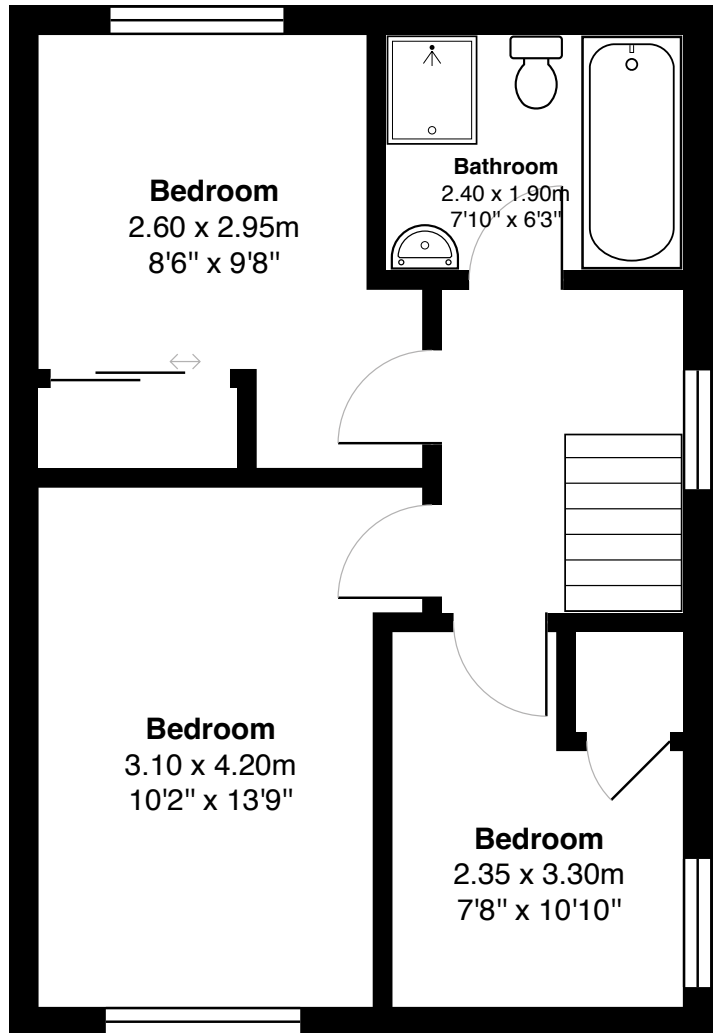
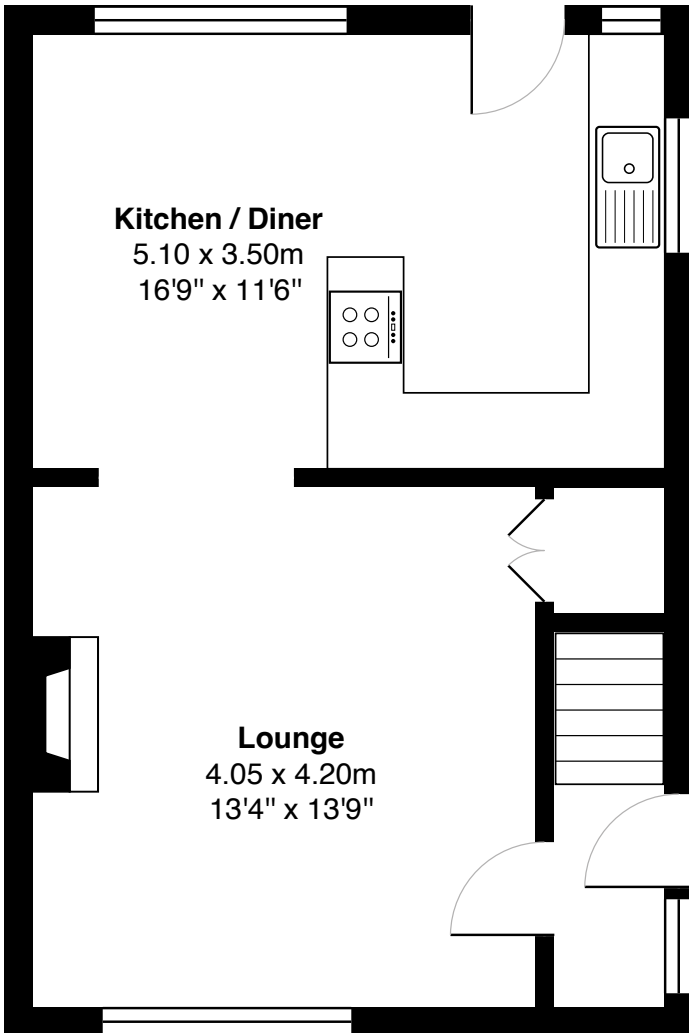
Journeying upstairs, the crisp and contemporary styling continues. There are three well-proportioned bedrooms, each offering ample space for additional furnishings. The contemporary family bathroom, featuring a walk-in shower, completes the impressive internal accommodation.











Gross internal floor area (m²): 80m²

EPC Rating: C

Externally, the property benefits from private garden grounds, a driveway, and a single detached garage. The rear garden is a standout feature, fully enclosed and enjoying excellent sun exposure well into the evening during the summer months. Designed for both relaxation and entertaining, it includes a generous decking area, perfect for hosting family and friends.

Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout.

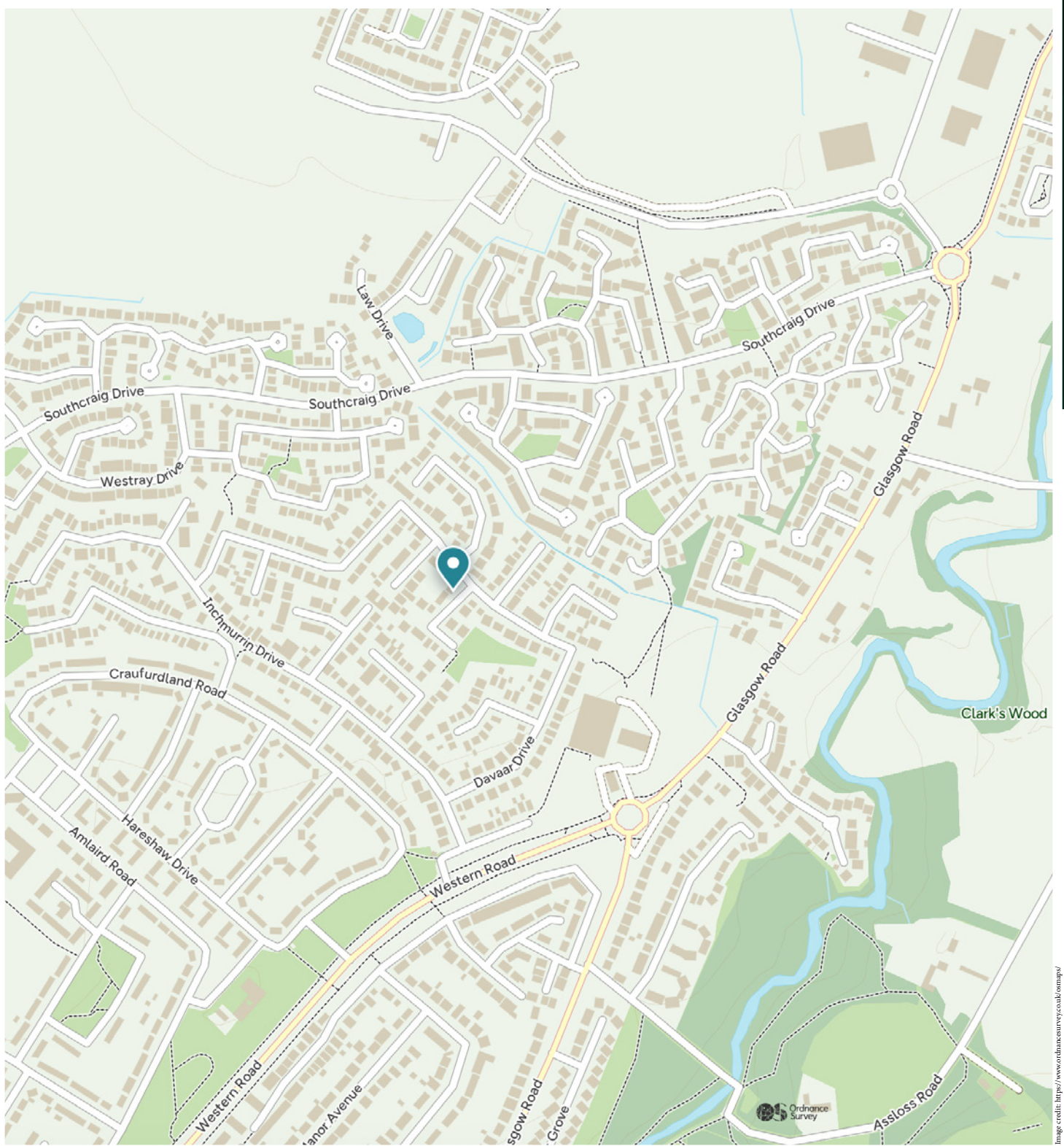




2 Islay Place is positioned in a popular pocket of Kilburn within close proximity to the town centre, as such the property is ideally placed to benefit from the many amenities which Kilburn has to offer. These include a wide selection of shops including many high street names. There is also a large retail park which can be found a short distance from the property.

Public transport facilities within the area include regular bus services and frequent rail travel from Kilburn Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 Motorway.

Primary and secondary schooling can be found close by as well as a host of hotels, restaurants, coffee shops, bars, sports centre, rugby fields, a golf course, cinema and, of course, Kilburn FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry. Kilburn is home to Caprington, Annanhill and the new private course at Rowallan Castle, a mere seven-minute drive away. It should be noted that Silverburn is only a fifteen-minute drive away.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
New Homes Director



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.