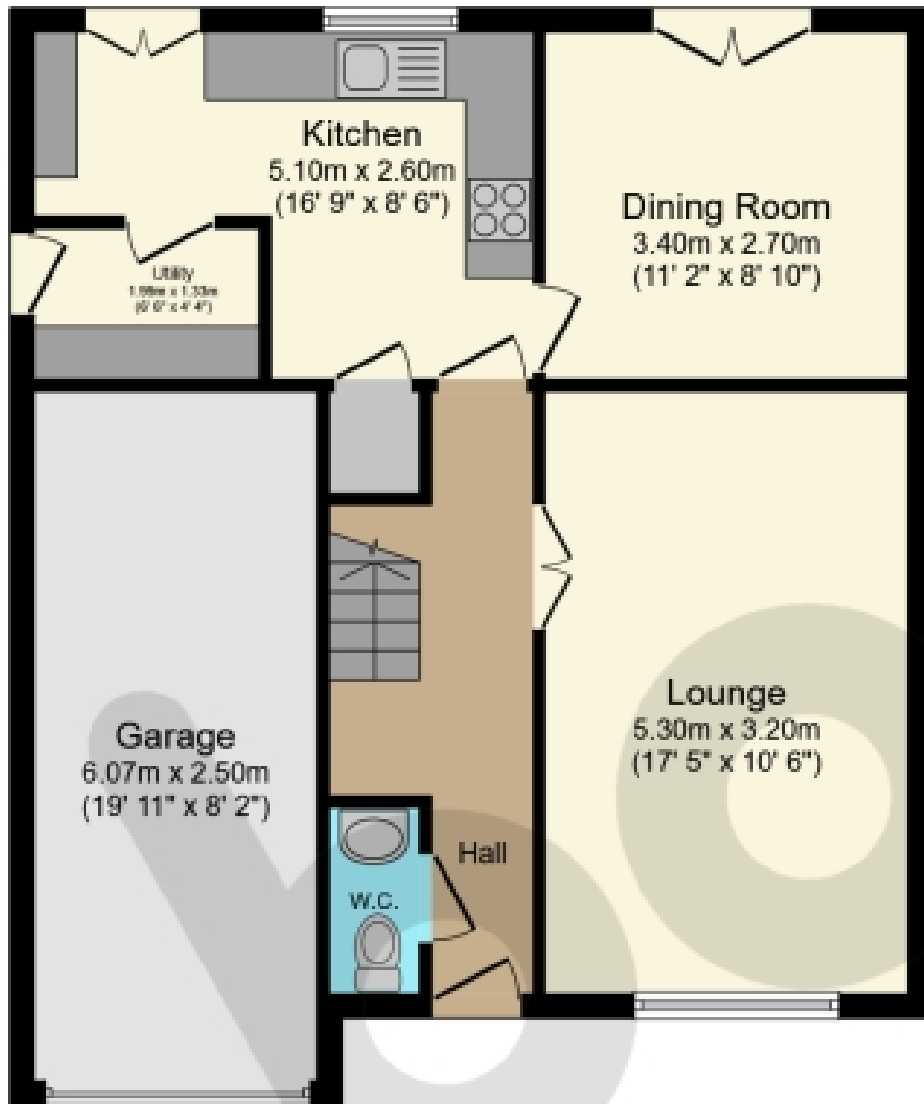




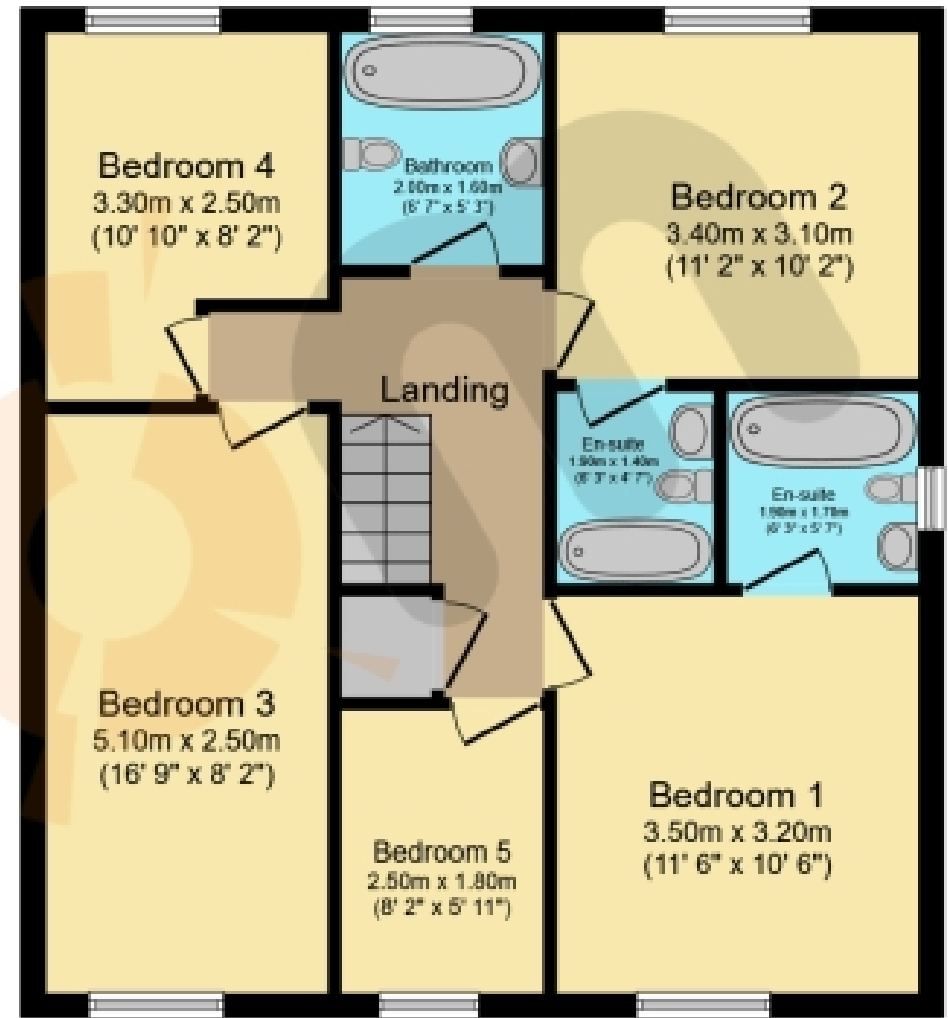
Rousay Wynd, Kilmarnock

Offers Over £270,000





Ground Floor
Floor area 67.0 sq.m. (721 sq.ft.)



First Floor
Floor area 65.1 sq.m. (701 sq.ft.)

Total floor area: 132.1 sq.m. (1,422 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

THE PROPERTY

This impressive five-bedroom detached family home provides spacious and versatile living, featuring an outstanding kitchen, secure rear garden, generous multi-car driveway as well as an integrated garage. We urge early viewing of this fabulous family home to avoid disappointment. Please contact The Property Boom for more information and a copy of the Home Report.

Stepping into the home, you are welcomed by an inviting entrance hallway leading through to the lounge. This stylish space features sleek décor throughout, shown by oak-effect flooring and a striking focal-point fireplace. Elegant glass-panelled doors open into the room, adding further character and charm. Adjacent is the delightful dining room, offering ample space for a large dining table and enhanced by French doors that open out to the rear garden.

Continuing through the ground floor, you'll find the well-appointed kitchen, fitted with matte cream base and wall-mounted cabinetry that provide generous storage. The space also incorporates a range of integrated appliances, including a fridge, freezer, and extractor fan. A separate utility room adjoins the kitchen, offering added convenience for everyday tasks. A practical ground floor W.C. completes this level.

Upstairs, the first floor hosts five generously sized bedrooms, each comfortably accommodating a double bed. Bedrooms one and two benefit from their own en suite bathrooms, while the remaining rooms are served by a modern family bathroom.

Outside, the rear garden is designed for low maintenance and is enclosed by timber fencing, ensuring a high degree of privacy. A summer house (with electrical lighting) sits at the far end, providing the perfect spot to relax and enjoy the warmer months. There is also a useful shed which also benefits from electric lighting.

Kilmarnock 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.

You'll find the beautiful Dean Castle Country Park is just a 5 minute drive or 10 minute walk away; perfects for kids play and dog walking.

This property is conveniently located in the private Southcraigs estate, which leads straight onto the M77, meaning you can be in Glasgow in around 20 minutes by car. Southcraigs also has its own bus service to Kilmarnock and Glasgow.

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 spoiled 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.

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