





***** CLOSING DATE - FRIDAY 17TH OCTOBER AT 12 NOON ***** Property Matters Online are delighted to present to the market this exceptionally spacious and rarely available two-bedroom ground floor flat, perfectly positioned in the highly sought-after village of Knockentiber.

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Set entirely on one level, the accommodation comprises a welcoming entrance hallway leading to a generously proportioned, front-facing lounge, ideal for relaxing or entertaining. The well-appointed kitchen features an extensive range of base and wall units with complementary worktops and upstands, an integrated gas hob, electric oven, and extractor hood, a large pantry cupboard, and a rear door providing direct access to the private garden.

The property offers two well-sized double bedrooms, each providing ample space and comfort, alongside a stylish three-piece family bathroom, complete with a bath with overhead shower and a modern vanity unit housing the WC and wash hand basin.

Further enhancing this home, there is off-street parking to the front, a charming lawn area, and a private garden to the rear, perfect for outdoor dining or quiet relaxation.

Location:

Nestled in the tranquil village of Knockentiber, this home provides a delightful semi-rural lifestyle while remaining within easy reach of essential amenities and transport links. The nearby town of Kilmarnock is just a short drive away and offers an abundance of shops, cafes, restaurants, leisure facilities, and a cinema.

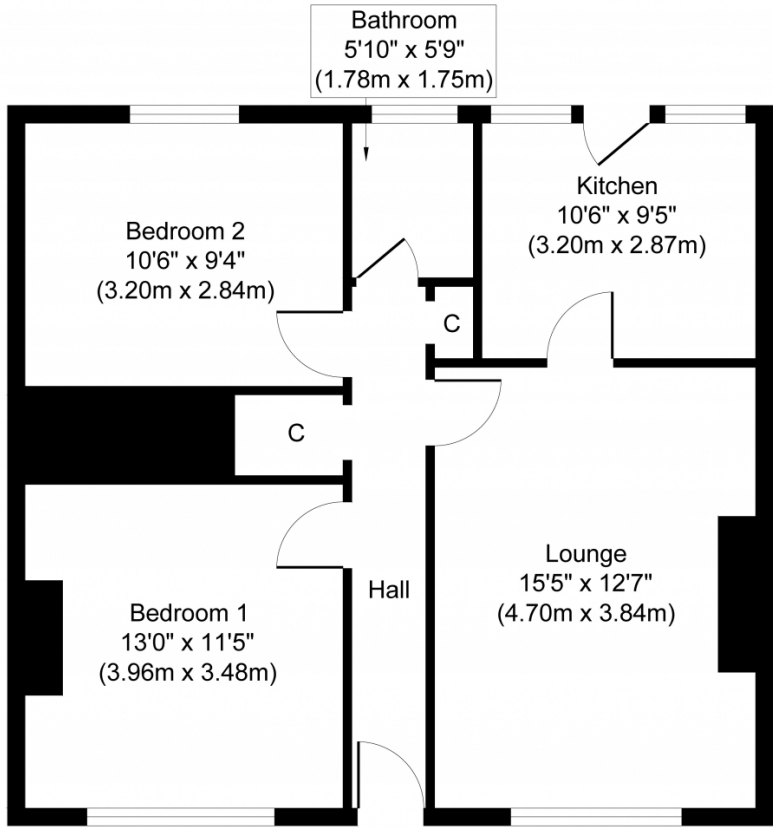
Families will value the proximity to well-regarded local schools, while commuters benefit from excellent road and rail connections. Nature enthusiasts will relish the surrounding Ayrshire countryside, which provides endless opportunities for walking, cycling, and exploration.

Knockentiber offers the perfect harmony of peaceful village life and convenient urban access, making this property an ideal choice for families and professionals alike.

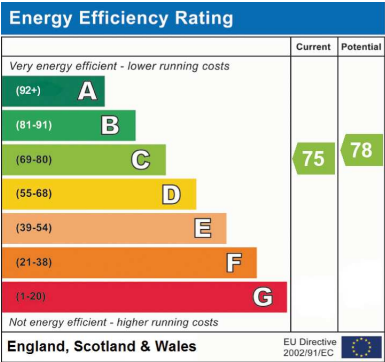
Viewings : by appointment only contact agent.

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OFFERS: - Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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