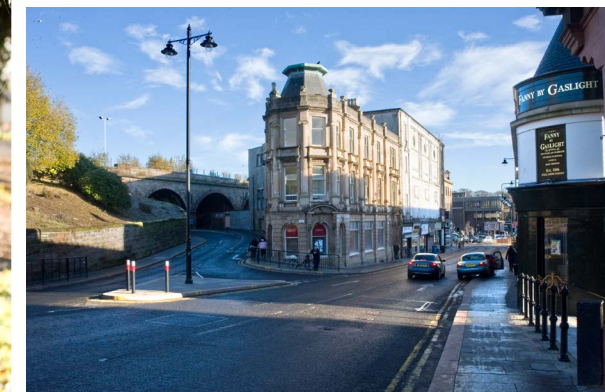





McEwan Fraser Legal
Solicitors & Estate Agents
01292 430 555

16 Bowmore Road

KILMARNOCK, KA3 1TE



THE LOCATION

Bowmore Road is found within one of Kilmarnock's sought after residential areas and within proximity to the town centre; thus, the property is ideally placed to benefit from the many amenities that Kilmarnock has to offer. A large retail park is found a short distance from the property. Supermarket shopping is also available close by with a Morrisons Superstore.

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

Primary and secondary schooling can be found close by and a host of hotels, restaurants, coffee shops, bars, sports centre, rugby fields, golf, cinema and, of course, Kilmarnock FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry.



THE PROPERTY

Part Exchange Available. We are delighted to bring to the market this striking four-bedroom, extended detached villa in a desirable, quiet location, which would make an ideal home for a growing family. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family.

Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

The welcoming hallway leads to all apartments on this level. The formal lounge is positioned to the front of the property, and a pleasant outlook



THE PROPERTY

is from the bay window, which floods the room with natural light. The current owners have transformed the house to the rear, which was thoughtfully planned and comprises of kitchen, dining area and family zone, which boasts a feature log burner and bi-fold doors that open onto the rear garden, inviting outside in. It is easy to imagine the evenings of fine dining this zone has played host to and is popular with all family members.

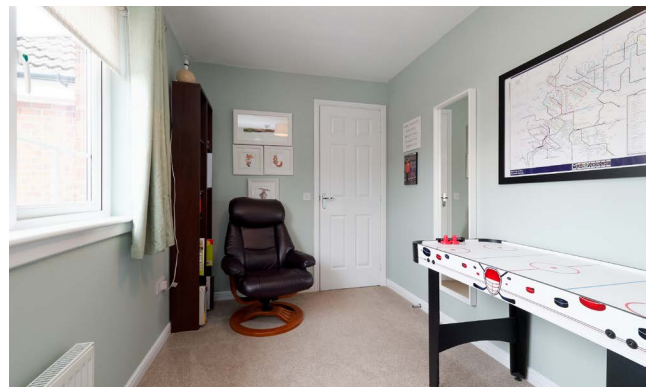
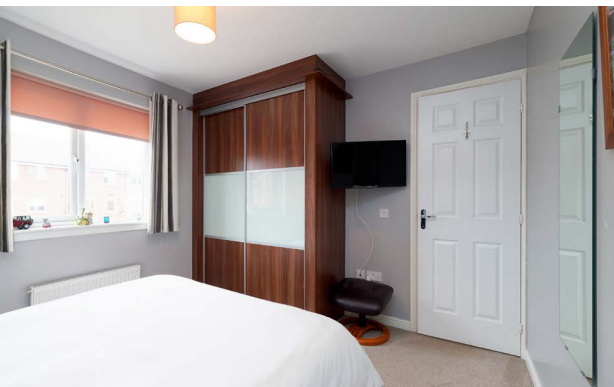
The kitchen has been fitted to include a modern range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a host of integrated appliances. A useful utility room with adequate space for a washing machine is accessed from the kitchen. The WC completes the accommodation on this level.



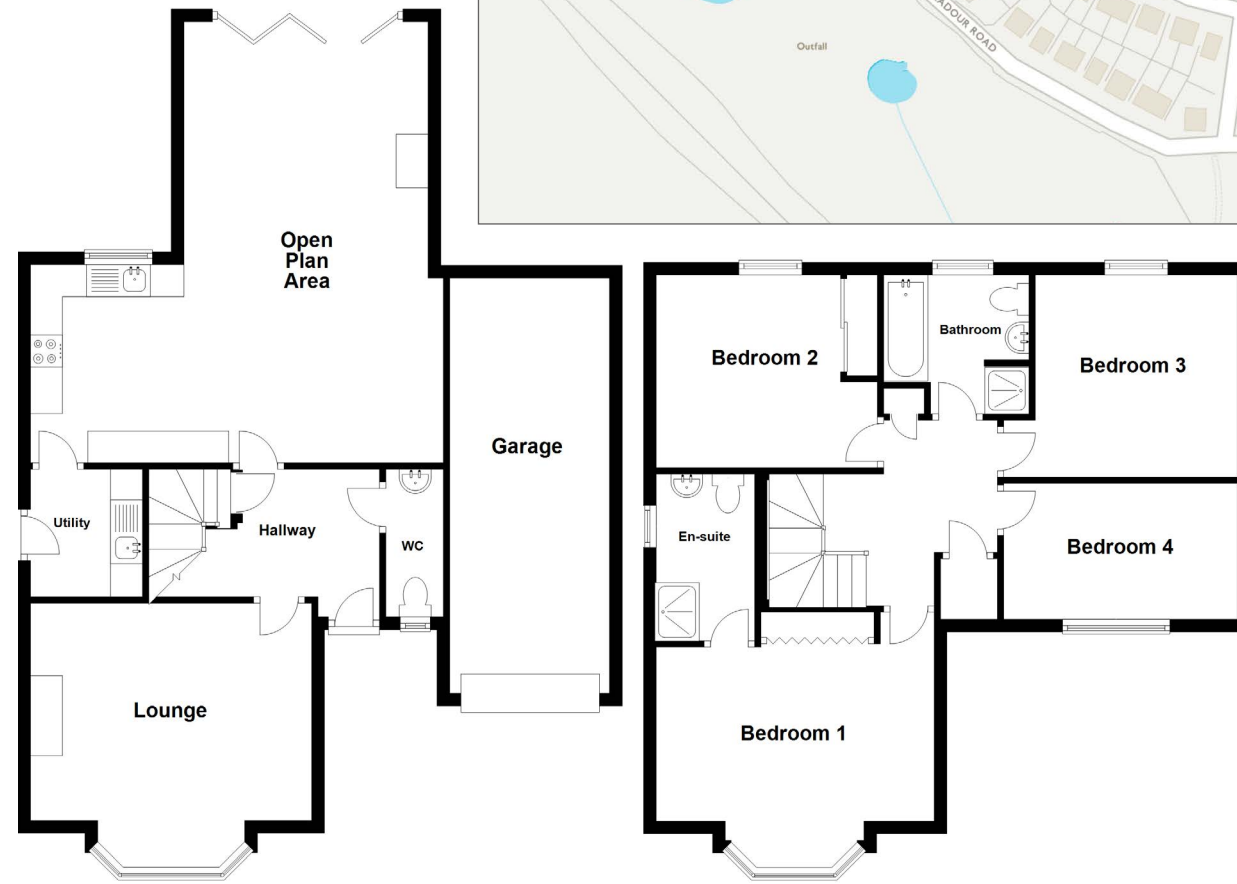
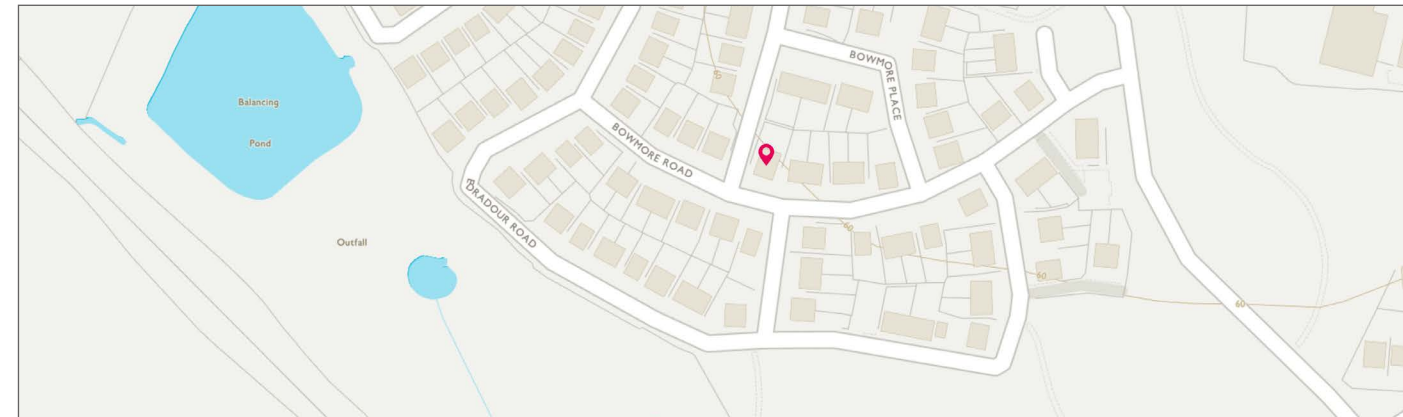
THE PROPERTY

Journeying upstairs, you will discover four bright and airy well-proportioned bedrooms. All of the bedrooms have a range of furniture configurations and additional space for free-standing furniture if required. The master bedroom is further complemented with an impressive en-suite. A contemporary family bathroom completes the impressive accommodation internally.

Externally, to the front, there is a driveway providing off road parking with a garage thereafter. The rear garden is a real suntrap and will be popular in the summer months. Many an evening will be spent in this zone, enjoying the peace and quiet. The neighbourhood also has a great community spirit. The high specifications of this family home also include double glazing and gas central heating for additional comfort.



THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Open Plan Area	6.90m (22'8") x 6.22m (20'5")
Lounge	4.40m (14'5") x 3.70m (12'2")
Utility	2.00m (6'7") x 1.75m (5'9")
WC	2.31m (7'7") x 0.90m (2'11")
Bedroom 1	4.40m (14'5") x 3.31m (10'10")
En-suite	2.80m (9'2") x 1.60m (5'3")
Bedroom 2	3.50m (11'6") x 3.05m (10')
Bedroom 3	3.20m (10'6") x 3.20m (10'6")
Bedroom 4	3.70m (12'2") x 2.15m (7'1")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 134m²
EPC Rating: C



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Part
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