

10 Blair Street

KILMARNOCK, EAST AYRSHIRE, KA3 1EJ



A TRADITIONAL FOUR BEDROOM
SEMI-DETACHED VILLA



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to bring to the market this beautifully presented four-bedroom traditional semi-detached house split over two levels that provides extensive accommodation.

Stepping through the main entrance into the welcoming hallway leads to the rest of the sophisticated living space on this level. Its ornate cornicing gives a glimpse of the traditional features throughout. On this level, you will discover space at every turn. The formal lounge is flooded with natural light and is of palatial proportions with both high ceilings and cornicing, as well as a feature fire with surround as its focal point. The family room/snug is a great place to relax in, it could also be transformed into a formal dining room. The kitchen has been fitted to include a good range of floor and wall-mounted units, with contrasting work surfaces, providing a fashionable and efficient workspace, it is further complemented with a host of integrated appliances. One of the bedrooms is pleasantly located on this level and is well-proportioned with a range of furniture configurations. A contemporary family bathroom suite completes the impressive accommodation on this level.





“...THE KITCHEN HAS BEEN FITTED TO INCLUDE A GOOD RANGE OF FLOOR AND WALL-MOUNTED UNITS...”





Bedroom 1







Journey upstairs and you will discover a further three well-proportioned bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required.





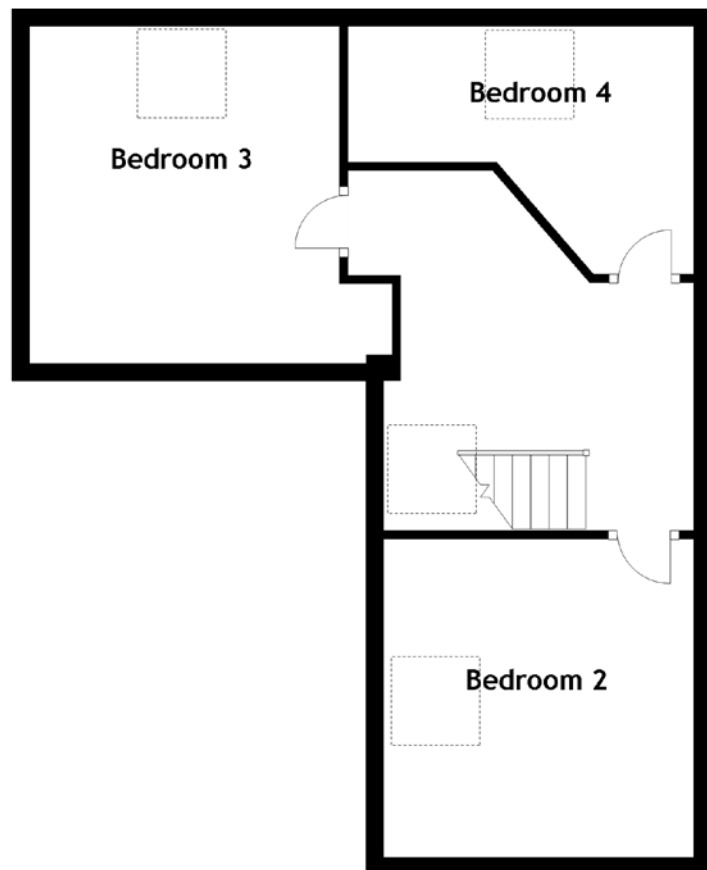
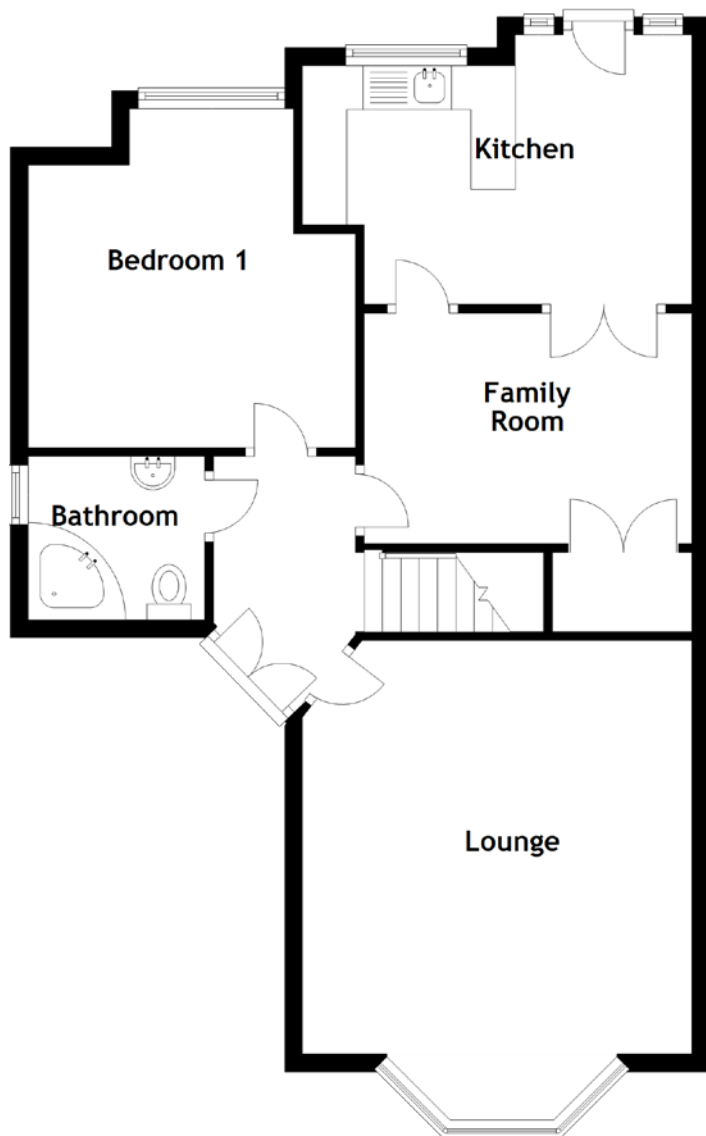
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.20m (13'9")
Family Room	3.70m (12'2") x 2.60m (8'7")
Kitchen	4.40m (14'5") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 1.85m (6'1")
Bedroom 1	3.83m (12'7") x 3.70m (12'2")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")

Bedroom 3	3.80m (12'6") x 3.50m (11'6")
Bedroom 4	3.90m (12'10") x 2.80m (9'2")

Gross internal floor area (m²): 128m²

EPC Rating: E

Externally, the property benefits from private front and rear gardens. The rear garden is of generous size and a real suntrap in summer months. There is also a garage to the rear.



For additional comfort, this family home benefits from both double glazing and gas central heating which is sure to make this a cosy yet cost-effective home.

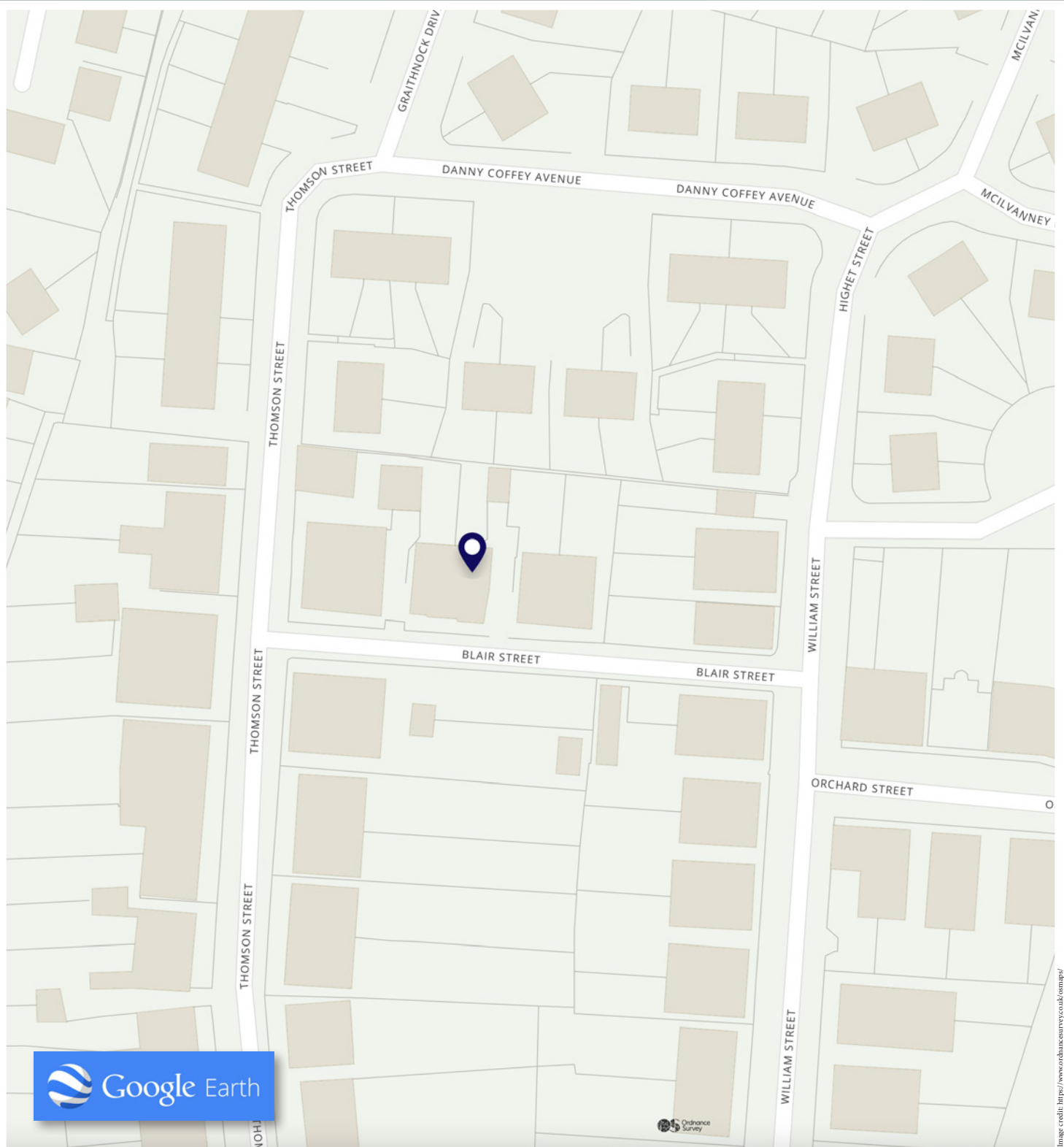




10 Blair Street is positioned in a popular pocket of Kilmarnock within close proximity to the town centre, as such the property is ideally placed to benefit from the many amenities which Kilmarnock has to offer. These include a wide selection of shops including many high street names. There is also a 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 Kilmarnock 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, Kilmarnock FC. Ayrshire is famous for golf with championship courses at Royal Troon, Prestwick and Turnberry. Kilmarnock 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. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



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 only 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.