

Plot 4 Margaret Parker Ave

KILMARNOCK, EAST AYRSHIRE, KA1 2NR



01292 430 555



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

A striking three-bedroom semi-detached home set within an exclusive development of only 11 houses

Plot 4 Margaret Parker Ave

KILMARNOCK, EAST AYRSHIRE, KA1 2NR

Part Exchange Available. Plot 4 (94.60 sqm) is a striking three-bedroom semi-detached home set within an exclusive development, offering an ideal property for a wide variety of purchasers. The home features an exceptional design and thoughtfully planned layout arranged over two levels, perfectly suited to modern living. Great emphasis has been placed on creating bright, free-flowing spaces, with well-proportioned rooms and an abundance of natural light throughout.

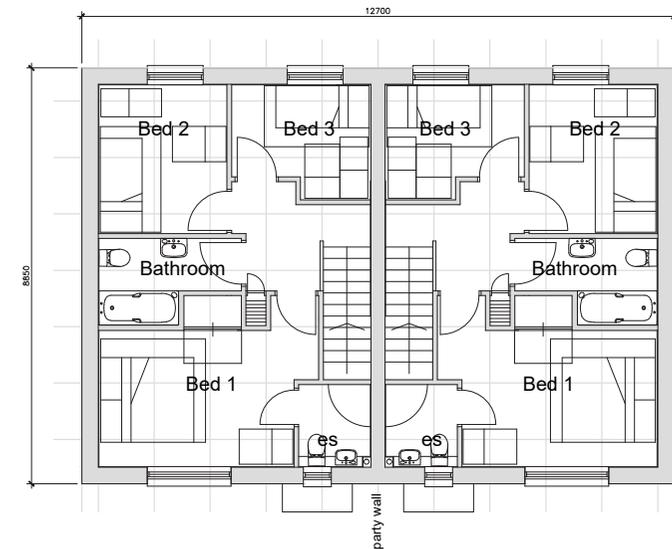
A welcoming hallway on the ground floor provides access to all principal rooms. The impressive formal lounge is positioned at the front of the property and is flooded with natural light, creating a relaxing space to unwind. The stylish dining kitchen will feature a choice of contemporary floor and wall-mounted units, complemented by a selection of striking worktops to create a practical and attractive workspace. The kitchen will also include a range of integrated appliances and is enhanced by doors opening directly onto the rear garden, allowing you to easily bring the outdoors in.

A useful utility room is conveniently located next to the kitchen, while a WC completes the accommodation on this level. Excellent storage solutions have also been carefully incorporated throughout the property.

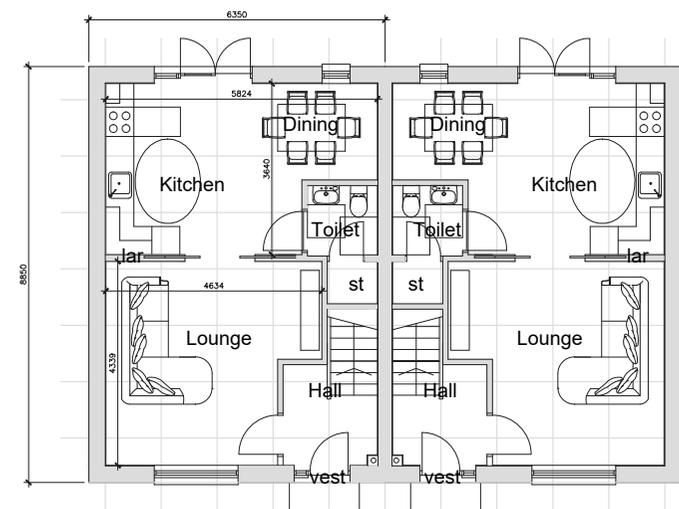
Upstairs, there are three well-appointed bedrooms. Each bedroom offers the option to include built-in wardrobes, providing excellent storage. The principal bedroom benefits from an impressive en-suite shower room. A modern family bathroom, complete with both a separate bath and shower, along with an additional hall storage cupboard, completes the accommodation on this floor.

Externally, the development has been thoughtfully designed with generous spacing between properties, creating a greater sense of openness rarely found in many new developments. To the front of the property, there is a large block-paved driveway providing off-street parking. The rear garden is generous in size, offering a safe environment for children and the perfect setting for relaxing or entertaining friends and family during the summer months.

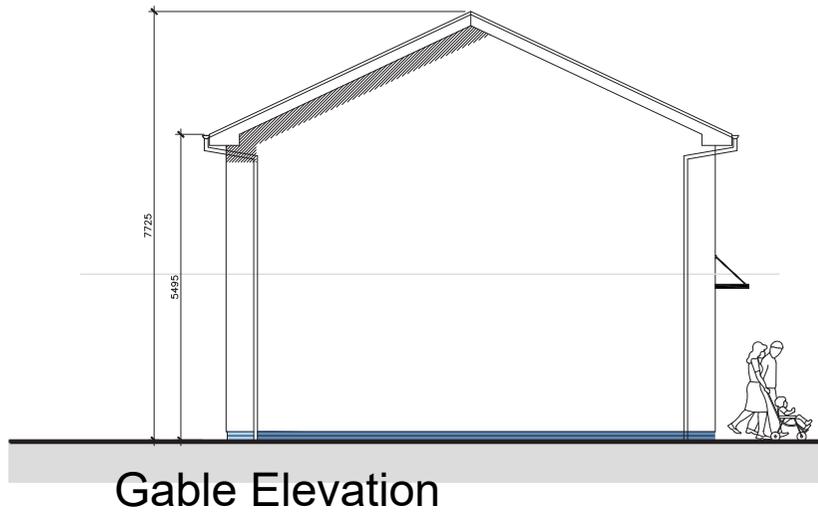
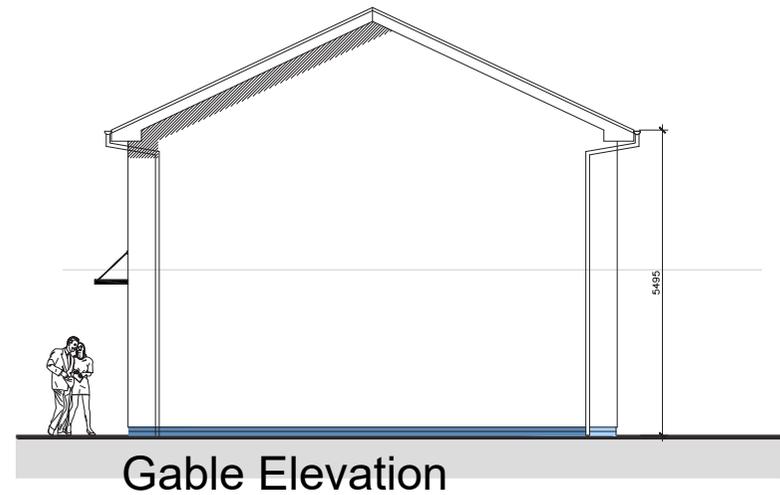
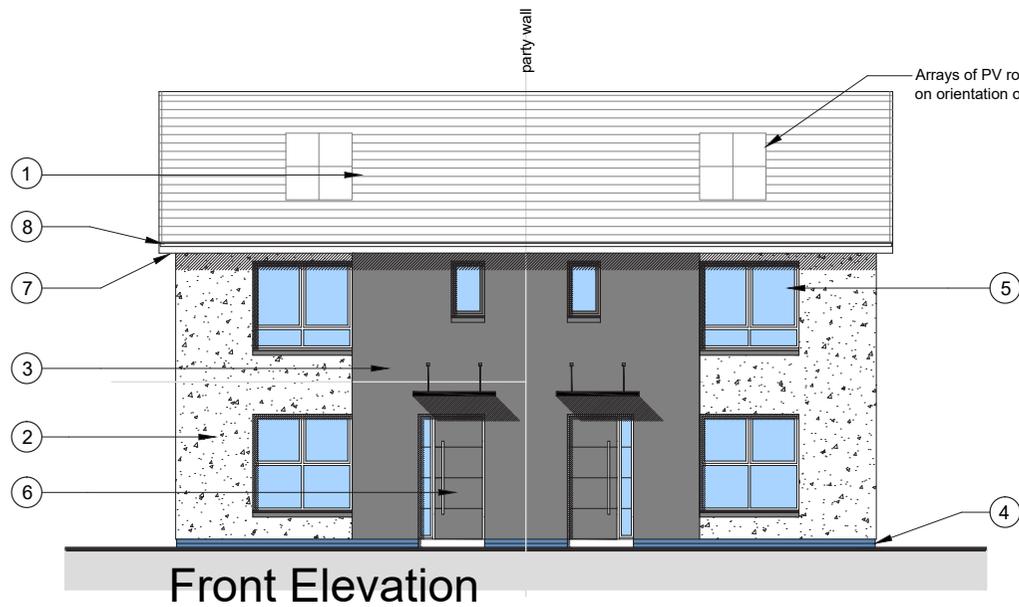
The property is highly energy efficient and benefits from fully electric energy-efficient air conditioning and heating with solar panels and double glazing, providing a warm and cost-effective home throughout the year.



Upper Floor Plan



Ground Floor Plan









IA

IB

IC

BI

AI

For boundary treatment of new close boarded timber fences refer dwg MPA/A1/104

For boundary treatment of new close boarded timber fences refer dwg MPA/A1/104

Site Entrance
as per Roads Construction Consent
ref: EAGCC021612

Margaret Park Ave

Munro Avenue

B 7064

Munro Place

2

29

El Sub Sta

27

PLOT 1
House Type 1
3 BEDROOMS

PLOT 2
House Type 1
3 BEDROOMS

PLOT 3
House Type 2
3 BEDROOMS

PLOT 4
House Type 2
3 BEDROOMS

PLOT 5
House Type 1
3 BEDROOMS

PLOT 6
House Type 2
3 BEDROOMS

PLOT 7
House Type 2
3 BEDROOMS

PLOT 8
House Type 2
3 BEDROOMS

PLOT 9
House Type 1
3 BEDROOMS

PLOT 10
House Type 1
3 BEDROOMS

PLOT 11
House Type 3
3 BEDROOMS

RECREATIONAL
OPEN SPACE

OPEN
SPACE

hammerhead
as per Roads Construction Consent
ref: EAGCC021612

PUBLIC FOOTPATH

Cunninghame Path
(Sustrans)

shared surface

SITE BOUNDARY

54.6m

pavement

pavement

pavement

SERVICE STEP

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

54.6

The Location

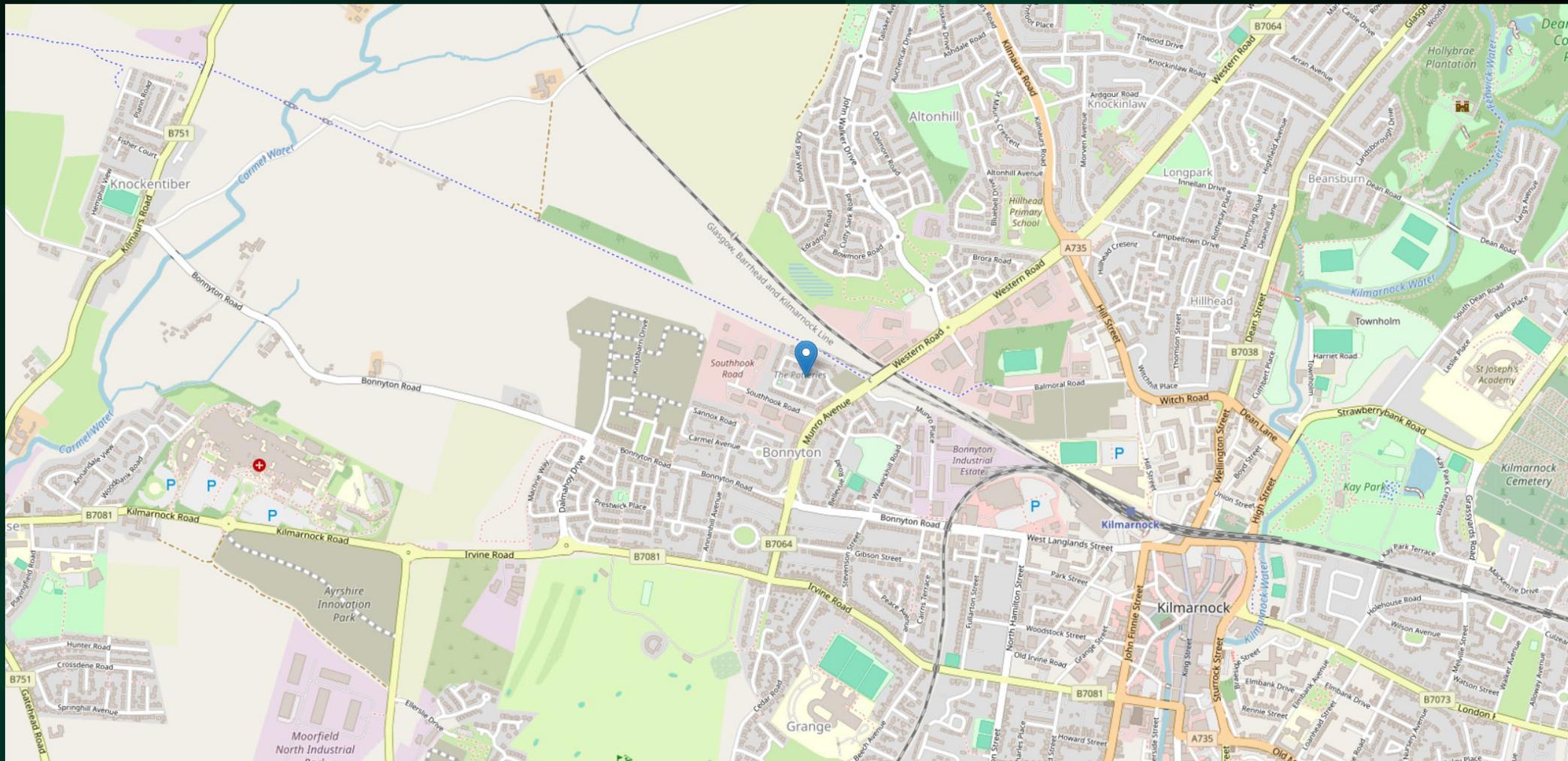
KILMARNOCK, EAST AYRSHIRE, KA1 2NR

Margaret Parker Avenue is found within one of Kilmarnock's sought-after residential areas and within proximity to the town centre; thus, the development is ideally placed to benefit from the many amenities that Kilmarnock has to offer. These include a wide selection of shops, including many high street names, and a large retail park 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 provide 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. Kilmarnock is home to Caprington, Annanhill and the new private course at Rowallan Castle, a mere seven-minute drive away.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01292 430 555
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
DIANE KERR
 New Homes Director



Layout graphics and design
ALLY CLARK
 Designer