




McEwan Fraser Legal

Solicitors & Estate Agents

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26 MacKinlay Place

KILMARNOCK, EAST AYRSHIRE, KA1 3DW

Kilmarnock

EAST AYRSHIRE, KA1 3DW

26 MacKinlay Place 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.



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

Stepping through the main entrance, which has a host of original features, there is the welcoming hallway that 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, that could be used as an extra bedroom, is flooded with natural light and is of palatial proportions with both high ceilings and intricate cornicing, as well as a feature fire with surround as its focal point. The family room/dining area is a great place to relax in and host formal dinner parties for friends and family. The kitchen has been fitted to include a good range of floor and wall mounted units, with striking work surfaces, providing a

fashionable and efficient workspace. A contemporary family bathroom suite completes the impressive accommodation on this level.

Journey upstairs and you will discover two well-proportioned bedrooms, both with a range of furniture configurations and space for additional free standing furniture if required. Any of the bedrooms could be transformed into a study/office for those requiring working from home arrangements.

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 two year old external garage which can be accessed from the garden as well as the driveway.

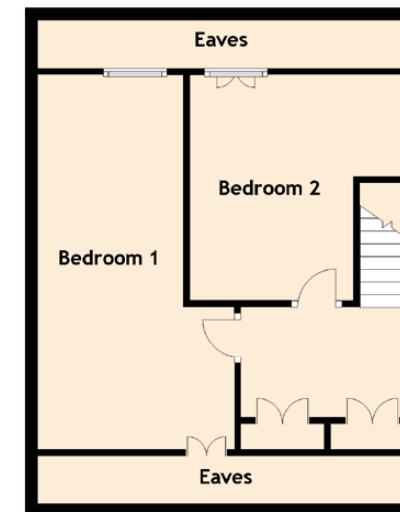
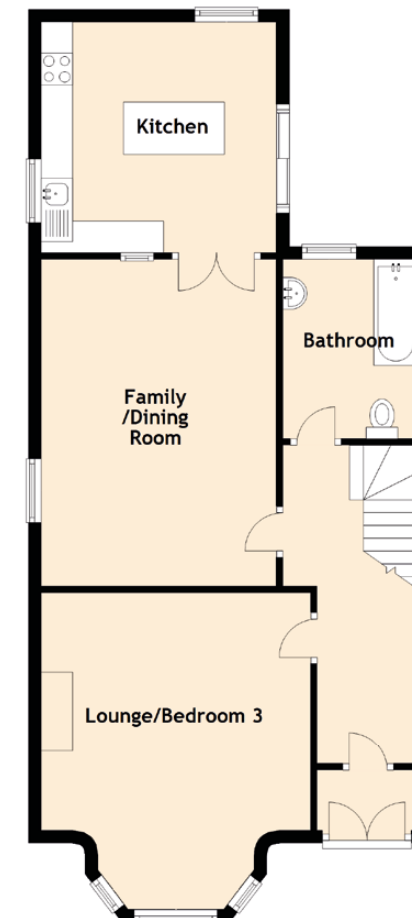
For additional comfort, this family home benefits from both double glazing and gas central heating which is sure to make this a cosy yet cost-effective home.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

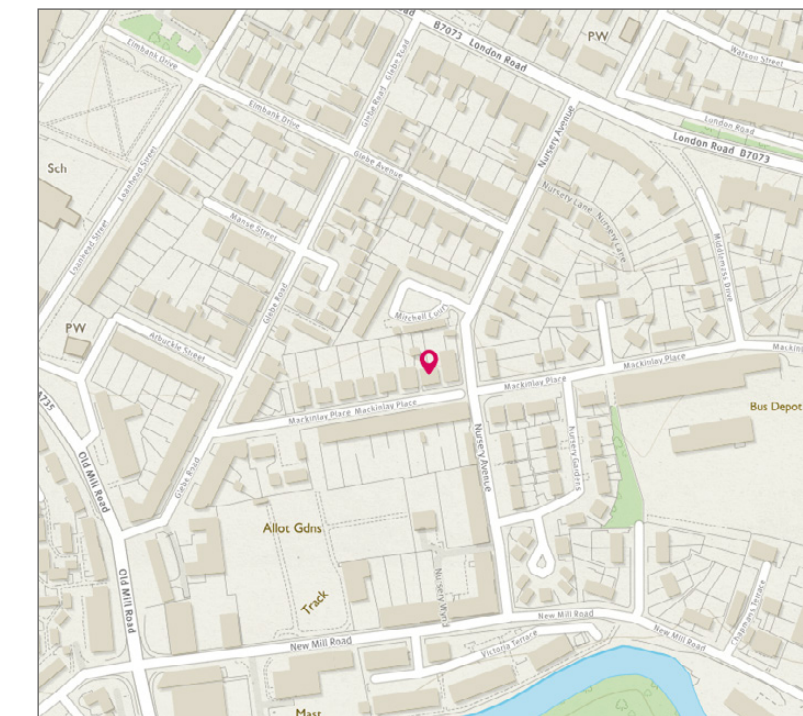


Approximate Dimensions (Taken from the widest point)

Lounge/Bedroom 3	5.00m (16'5") x 4.26m (14')
Family/Dining Room	5.17m (17') x 3.72m (12'2")
Kitchen	3.64m (11'11") x 3.60m (11'10")
Bedroom 1	5.91m (19'5") x 3.11m (10'2")
Bedroom 2	3.56m (11'8") x 3.55m (11'8")
Bathroom	2.85m (9'4") x 2.13m (7')

Gross internal floor area (m²): 105m² | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, cooker, fridge-freezer and dishwasher, curtains and blinds.






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