




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Lamlash Gardens

KILMARNOCK, EAST AYRSHIRE, KA3 1AB

KILMARNOCK East Ayrshire

'Lamlash Gardens' is found within one of Kilmarnock's sought after residential areas and within close proximity to the town centre and 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 as well as 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 with frequent rail travel from Kilmarnock Railway Station. For the motorist, there are good road links providing easy access to the A77/M77 Motorway. Schooling is also available locally with

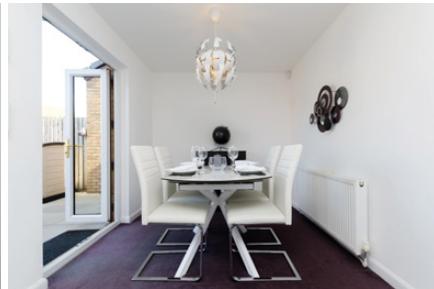
the subjects being within the catchment.

Tourism is a thriving industry in Ayrshire. The town of Ayr has its own racecourse and is arguably Scotland's golfing mecca with the home of the Open Championship at Prestwick and present-day open championship links at Turnberry and Royal Troon. Alloway is the birthplace of Robert Burns and his legacy continues to draw people to the area.

The rivers of Ayrshire offer salmon fishing by permit and the district also offers some commercially run and challenging driven pheasant shooting and with permission, some of the local estates allow the chance to stalk roe deer.



KITCHEN



LOUNGE

McEwan Fraser Legal are delighted to introduce to the market 7 Lamlash Gardens, a superb four/five bedroom detached villa which offers fantastic and flexible accommodation formed over three levels, and would make a wonderful family home. The property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear.

Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallway sets the tone for the rest of the property. The impressive lounge is flooded with natural light from the window to the front aspect whilst offering a pleasant outlook. The dining kitchen has a range of modern floor and wall mounted units with a striking worktop creating a fashionable and

efficient workspace. It also comes complete with a host of integrated appliances - making this the ideal zone for an aspiring chef. It is easy to imagine the evenings of fine dining this zone has played host to whilst entertaining family and friends. The current owners have transformed the garage into a snug/family room. This zone will be popular with all members of the family and could be used as a fifth bedroom. A useful WC completes the accommodation on this level.

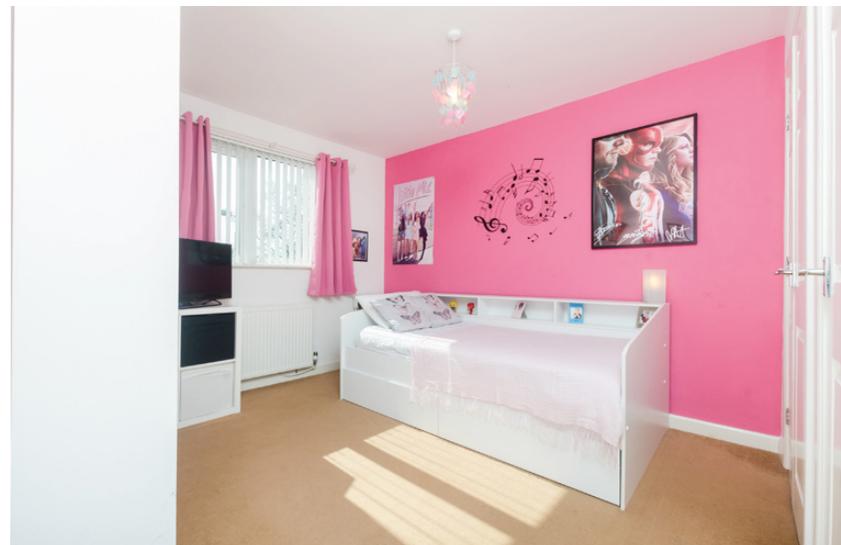
The crisp and contemporary styling continues onto the first-floor level where you will find three bright and airy well-proportioned bedrooms with one of the bedrooms being further complimented with an en-suite. All of the bedrooms have a range of furniture configurations and

space for additional free standing furniture if required. A stunning family bathroom completes the accommodation internally. Journeying to the second floor, you will find an impressive master-bedroom which also boasts a pleasant outlook.

Externally, there are private front and rear gardens. To the front, there is a driveway providing off-street parking. The rear garden is a sheer delight, especially in summer months. the summerhouse with hot tub is the perfect ambience in which to unwind after a hard day. Many an evening will be spent in this area enjoying the peace and quiet.

The high specifications of this family or holiday home, also include double glazing and gas central heating for additional comfort.

BEDS & BATH



FLOOR PLAN DIMENSIONS LOCATION



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.97m (16'4") x 3.21m (10'6")
Kitchen/Diner	5.75m (18'10") x 3.98m (13'1")
Snug/Family Room	4.12m (13'6") x 2.53m (8'4")
WC	1.41m (4'8") x 0.86m (2'10")

First Floor

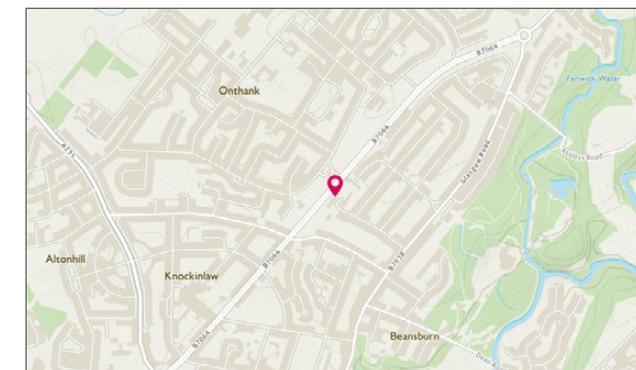
Bedroom 2	3.98m (13'1") x 3.15m (10'4")
En-suite	2.08m (6'10") x 1.22m (4')
Bedroom 3	3.35m (11') x 2.87m (9'5")
Bedroom 4	2.93m (9'7") x 2.49m (8'2")
Bathroom	3.01m (9'11") x 1.84m (6')

Second Floor

Master Bedroom	4.48m (14'8") x 3.29m (10'10")
En-suite	2.77m (9'1") x 2.50m (8'2")

Gross internal floor area (m²) - 127m² | EPC Rating - C

Extras (Included in the sale): Carpets and floor covering, light fixtures and fittings, curtains and blinds. Furniture and hot tub negotiable with the seller.





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