



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01292 430 555

**1 Braemore Road**  
STEWARTON, KILMARNOCK, KA3 3HB



# The Location

The property is extremely well placed for access to road and public transport service links, with the M77 motorway a short drive from the village. Bus routes are close at hand, with Stewarton railway station only a five minutes walk away, it provides a half-hourly service to Glasgow Central Station, with the journey taking approximately twenty-five minutes.

Stewarton has a good selection of shopping catering for day to day requirements, including a Sainsbury's supermarket, Aldi (under construction) along with a host of independent retailers, as well as bars and restaurants.

Kilmarnock is a short journey away and offers a wide range of shopping and amenities. The town has two primary schools and a high school, Stewarton Academy.





# 1 Braemore Road

We are delighted to offer to the market this fantastic four bedroom detached property, set in a popular family-friendly street and community that is well known for its neighbourly spirit. Some of the traditional values that make a street a real community are alive here, everybody actually knows each other, and the streets are safe for the kids to play out in peace. This great home makes a perfect place to raise a family given the spacious accommodation which is presented in walk-in condition.

We believe this home represents excellent value for money for any family looking for a great home in a quieter more peaceful countryside location.

The accommodation consists of a bright and spacious lounge which given its shape would suit a range of furniture configurations. The light floods in through the large windows and there's a real sense of relaxation from the way space flows within the property.

The galley style kitchen is a real hub for the family around mealtimes. The light oak Shaker style units offer plenty of storage space, and fit nicely around the fantastic range cooker (which is included within the price). There's also ample space for a free-standing fridge freezer, dishwasher and washing machine. The current owners have recently planned to upgrade the kitchen, therefore included in the sale price is a bespoke Wren kitchen which is stored at the property, where the plans can be viewed on request. The dining room offers great entertaining space for dining with friends and family on more formal occasions.

The tiled family bathroom is beautifully bright and fresh,

finished in a white suite with a mains shower over the bath. For added convenience, there is also a separate WC located on the ground floor.

There are four very good sized bedrooms, all with ample space for free-standing furniture and one containing built-in wardrobe storage. There is also ample cupboard spaces throughout the home to help keep everything clutter-free and in its place.

The property benefits from a large conservatory, so the new owners can enjoy the comfort and warmth of the sunshine while still indoors.

The home is kept warm, comfortable and secure, via the double glazing, gas central heating and alarm system. The garden space is substantial, secure, and pet-friendly, and on sunnier days offers a great place to relax and unwind. It features two sheds, and for those who are 'green fingered', there's also a greenhouse.

Driveway space and parking are in abundance. Given the outside space, the property could potentially be extended subject to planning and building approval.

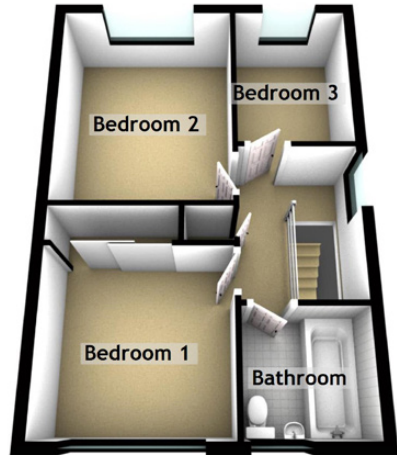
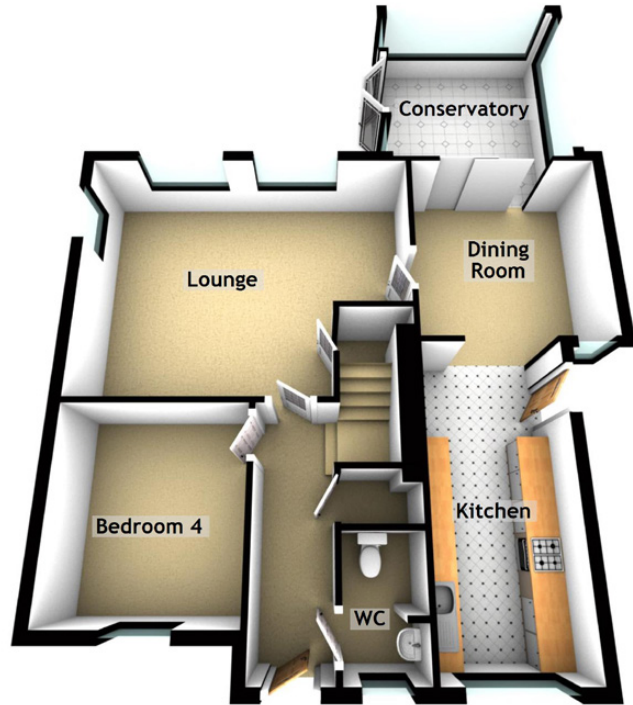
If you have ever thought of moving out of the city and giving the kids a happier, friendlier and healthier place to live, all at an affordable price, then this may just be it. Given the spacious detached accommodation, the friendly close-knit community, the stunning surrounding countryside and the relatively short commute to the larger towns, this is sure to be a popular listing, early viewing is strongly advised.







# Specifications



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.50m (18'1") x 4.30m (14'1")
Kitchen	4.90m (16'1") x 2.20m (7'3")
Dining Room	3.30m (10'10") x 3.20m (10'6")
Conservatory	3.30m (10'10") x 3.20m (10'6")
Bedroom 4	3.20m (10'6") x 2.90m (9'6")
WC	2.00m (6'7") x 1.20m (3'11")

First Floor	
Bedroom 1	3.10m (10'2") x 3.00m (9'10")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bedroom 3	2.70m (8'10") x 2.10m (6'11")
Bathroom	2.03m (6'8") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): The range cooker and the brand new boxed £4k bespoke Wren kitchen are included in the sale price.

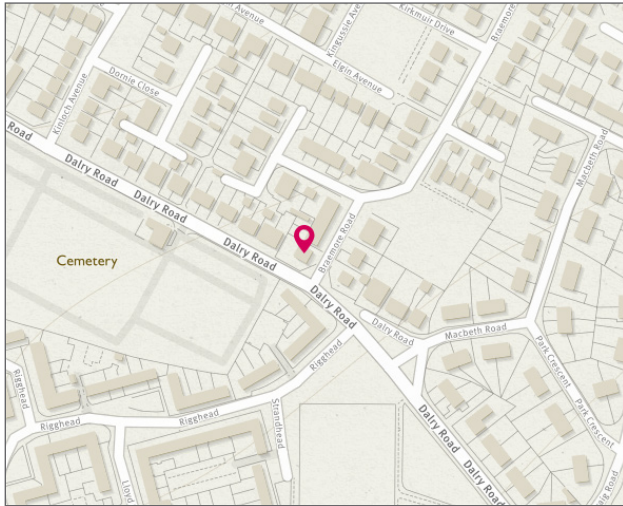


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# McEwan Fraser Legal

Solicitors & Estate Agents

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

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