



20 Kay Park Terrace  
Kilmarnock, KA3 7AZ

Signature

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The layout is as impressive as the setting, with beautifully proportioned rooms, architectural flair, and flawless finishings throughout. Step inside through the welcoming porch into a spacious central hallway, from which the home unfolds with a wonderful sense of flow and flexibility.

*Craig Robertson*  
Director







Off the hallway towards the rear, the striking living room is flooded with natural light from a double set of bi-folding doors, perfect for both relaxed lounging and seamless indoor-outdoor entertaining connecting effortlessly to the landscaped rear patio complete with a stylish glazed balustrade.

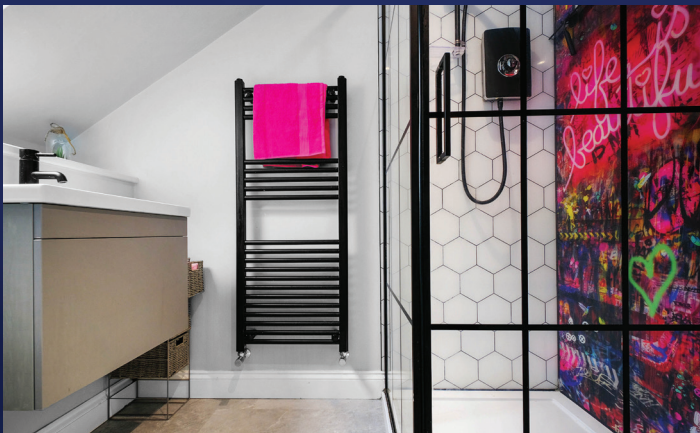
The dining room on an open plan basis leads through to a showstopping kitchen, where crisp lines and high-end fittings meet generous dining space and a breathtaking full-height glazed window overlooking the lush garden, creating a light-filled haven ideal for casual breakfasts or evening get-togethers. A practical yet



elegant laundry room or garden room sits just off the kitchen, keeping the main living areas perfectly uncluttered. On the ground floor, two spacious double bedrooms offer comfort and flexibility, including a stunning principal suite that enjoys its own dressing room and a luxurious en suite bathroom with opulent tiling and fittings. A further chic family bathroom and additional storage solutions complete this level. Upstairs, a further three bedrooms provide outstanding versatility – ideal for a growing family,

home working, guest accommodation or even a hobby wing – along with an additional bathroom and generous landing area with open sightlines to the level below, giving an airy and interconnected feel. Outside, the grounds wrap lovingly around the villa, brimming with mature planting, meandering pathways, entertaining patios and even a dedicated children's play zone – a magical, fully enclosed haven where every corner reveals a new surprise. There's also a garage and plenty of driveway parking.









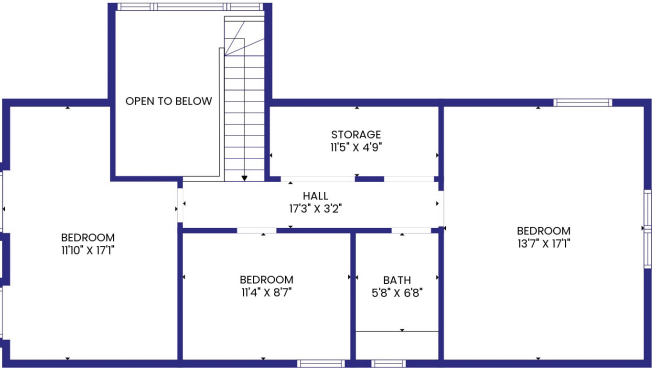
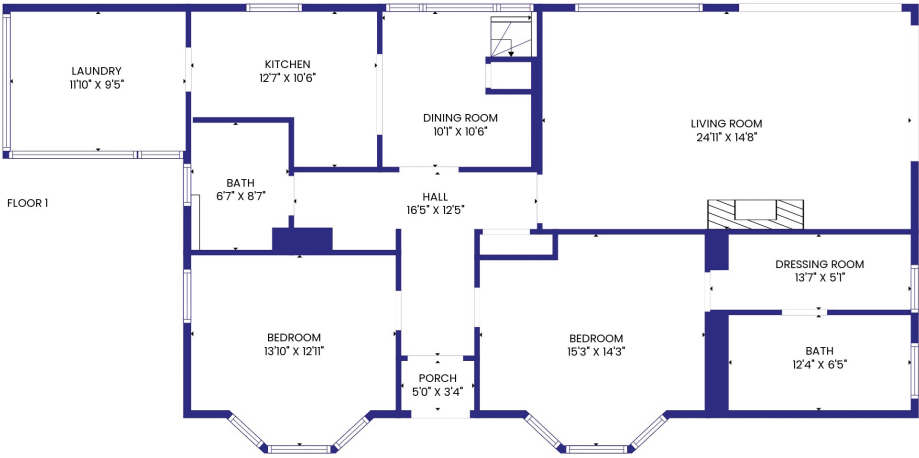
## 20 KAY PARK TERRACE

KILMARNOCK, KA3 7AZ

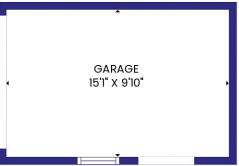
All of this is nestled within the tranquil expanse of Kay Park, renowned for its leafy walks, blooming seasonal flora, peaceful pond, and a vibrant children's play park. It's a perfect blend of nature and community. And while the setting feels secluded and serene, the location couldn't be more convenient – just a short stroll to Kilmarnock town centre with its shops, cafes, schools and amenities, and moments from key transport links via the A77 at Grassyards Road, putting Glasgow and the wider road network easily within reach. This is not just a home – it's a lifestyle, a statement, and a sanctuary all rolled into one.







FLOOR 2







## Situation

Tucked away in a wonderfully secluded plot in the lush, private enclave of Kay Park – one of Kilmarnock's most exclusive green spaces – this extraordinary detached villa offers a rare opportunity to enjoy contemporary living in a setting that feels like a secret garden retreat. Occupying an expansive and beautifully landscaped plot of approximately one-third of an acre, this home is truly one of a kind. Impeccably extended and presented with jaw-dropping attention to detail, it delivers a lifestyle that blends refined elegance with practical family-friendly design.

For Sat Nav purposes the postcode is **KA3 7AZ**

EPC rating: **C – 75/80**

Council tax band: **E**

Asking Price: **Offers Over £390,000**

Prestwick **01292 471511** | Irvine **01294 317013** | Kilmarnock **01563 593560**

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