



Estate Agents and Solicitors

22 Loch View, Kilmamock, East Ayrshire, KA3 7NP

Three-Bedroom, Detached Home with Gardens, Driveway & Garage

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Beautifully presented and spacious, three-bedroom, detached family home with gardens, a driveway and an integrated garage. Set in a corner plot, in an established residential development, north of the town centre of Kilmarnock, East Ayrshire.

Comprises an entrance hall, living and dining room, kitchen, utility/store room, three bedrooms, an office, en-suite shower room, a family bathroom and a ground-floor WC.

Light and tastefully finished throughout - highlights include a quality integrated kitchen, modern bathroom suites and contemporary flooring. In addition, there is gas central heating, double glazing, and superb storage including a floored loft and a garage with power and lighting.

Externally, the property benefits from a lawn and driveway to the front; whilst a good-sized rear garden includes patios, a lawn, a storage shed, a greenhouse and planting beds.

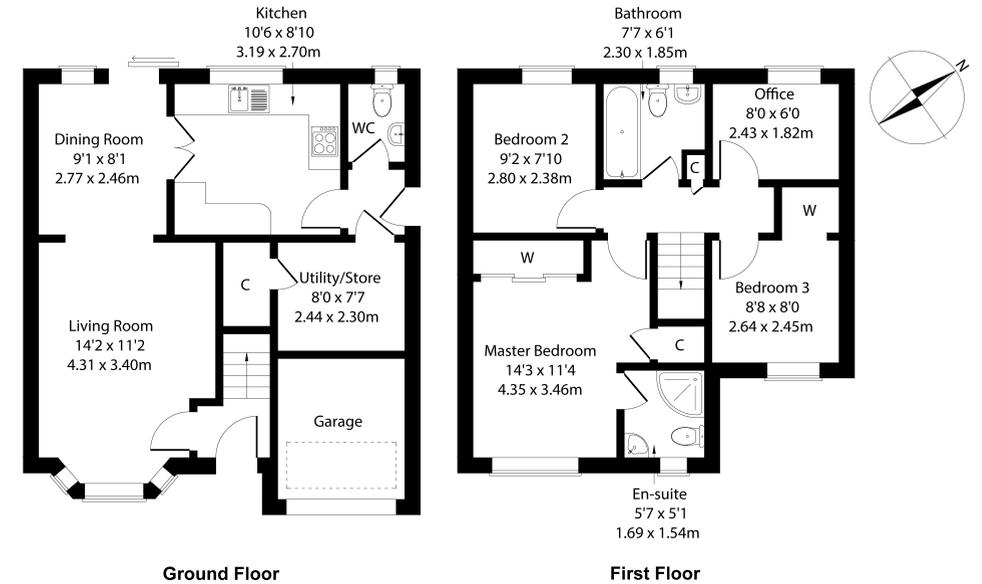
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and the tastefully finished living room featuring a bay window allowing plentiful natural light, a fireplace and a wall-mount TV point. Wood effect flooring extends from the living area, into the rear-set dining room featuring patio doors into the garden. Set off the dining area, a spacious kitchen is fitted with contemporary units and worktops, a sink with drainer and spray-pull tap, and an integrated electric hob, oven and dishwasher; whilst the rear hall provides access to a convenient WC, a utility/storage room housing a fridge/freezer with a further storage cupboard built-in, and side garden access.

On the upper hall, the master bedroom is set to the front, offering superb storage provision with a built-in wardrobe and a storage cupboard, carpeted flooring and a modern en-suite shower room. Two further carpeted bedrooms are set to the opposite aspects, similarly well-finished with light neutral decor, with bedroom three also featuring an open built-in wardrobe; whilst a flexible office is set to the rear. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over bath, tiled splash walls and a ladder-style radiator.



22 Loch View, Kilmarnock, KA3 7NP

Approximate Gross Internal Area: (1087 sq ft - 101 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in East Ayrshire, Kilmarnock is one of the largest towns in the area, offering a good mix of local amenities, culture, and leisure opportunities. With excellent local bus services, and good access to the M77, direct train services provide rapid links to Glasgow City Centre and further afield. Set between the

Kilmarnock Water and River Irvine, the area boasts several green spaces such as Howard Park, and Dean Castle and Country Park. In addition, a selection of various golf courses and clubs are all within easy reach including the Kilmarnock Golf Course a few minutes away from the shores of the Firth of Clyde.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

