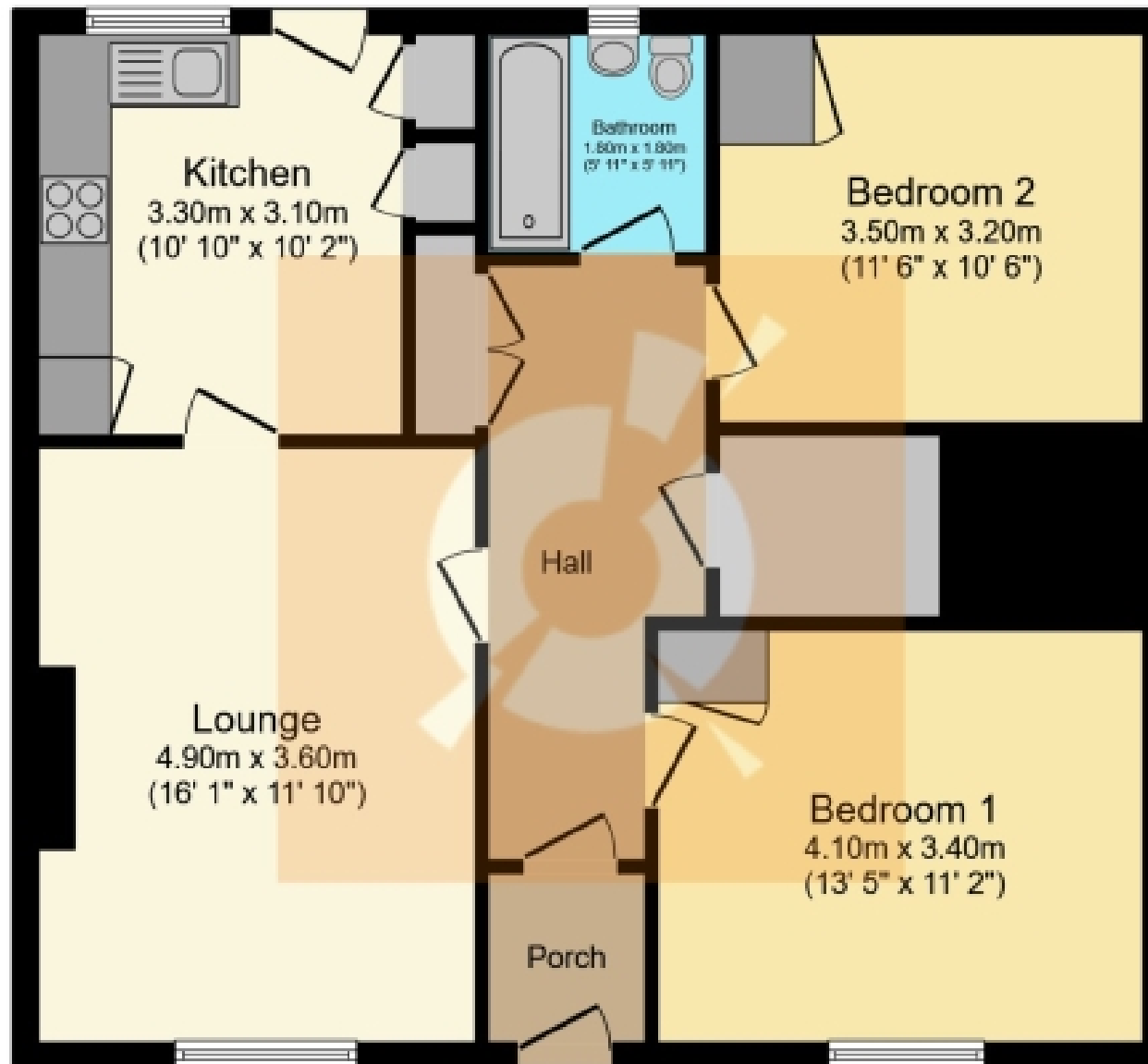




42 Culzean Crescent, Kilmarnock

Offers Over £79,995





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

THE PROPERTY

Welcome to No.42 Culzean Crescent. This fantastic ground floor cottage flat offers spacious and flexible living just a short drive from a host of local amenities and public transport links, presenting itself as the perfect first-time purchase or buy to let investment. It would also be ideal for those considering down sizing.

Private door entry gives access to the flat, where upon entering, you're welcomed through the bright and airy reception hallway, decorated with neutral tones and carpet leading into the lounge. The family lounge boasts impressive dimensions, complimented by an abundance of light through a large, double-glazed window and there's also a focal point fireplace.

Off the lounge is roomy kitchen, fitted with an array of cabinetry in the form of white wall and base mounted units paired with granite effect worktops. The kitchen benefits from ample space for freestanding appliances where desired, alongside excellent in-built storage cupboards.

Within No.42 are two generously proportioned double bedrooms, both spaces are neutrally decorated for a relaxing ambience. Completing this great property internally is a tiled three-piece bathroom comprising of bathtub, W.C. and wash hand basin.

To the rear of the home is an extensive rear garden. The space is fully enclosed and fabulously low maintenance with a manicured lawn section and raised patio area; perfect for children and pets alike.

The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

Kilmarnock is located between Glasgow and Ayr in East Ayrshire and boasts easy access to some of the best beaches and views on the Ayrshire coast with Irvine and Troon only a short drive away. Shops, restaurants, and bars are all easily found, plus there is a good range of primary and secondary education nearby, making it a popular choice for families. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Two local train stations provide an efficient service to Glasgow and the West Coast and both Prestwick and Glasgow International airports are within easy travelling distance. This area has plenty to keep even the most active families busy with great leisure facilities at the Galleon Leisure Centre which is packed full of facilities including an ice-rink, squash-courts, a bowling green plus a 25-metre swimming pool. Golfers are spoilt for choice with Annanhill and Caprington Golf Courses on the doorstep.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com