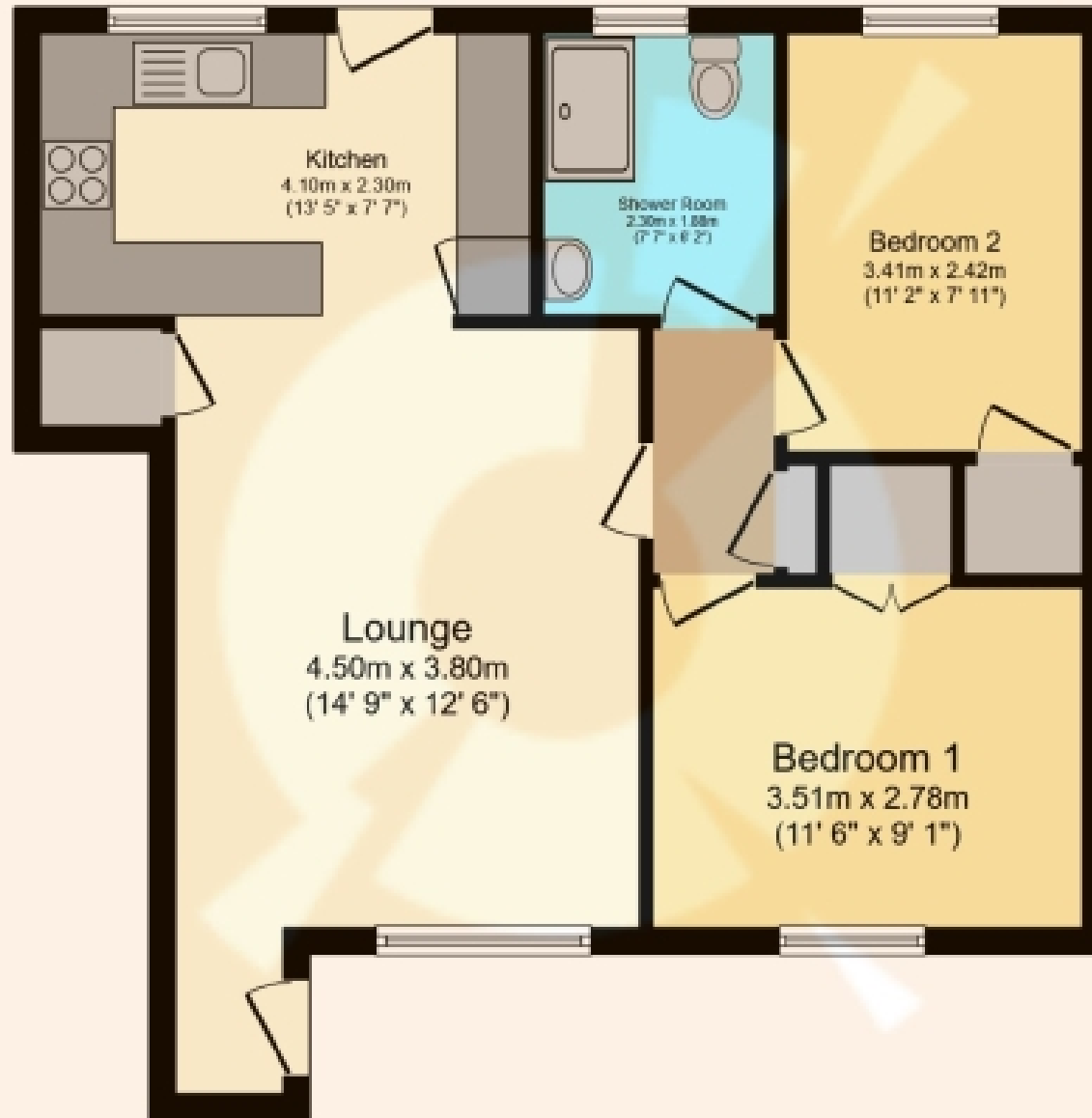




**20 The Brae, Kilmaurs**

**Offers Over £89,995**





## Ground Floor

Total floor area 58.7 sq.m. (631 sq.ft.) approx

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

## THE PROPERTY

**\*\* SOUGHT-AFTER, OWN-DOOR GROUND FLOOR APARTMENT \*\*** Located in sought after village of Kilmaurs. **\*\* UPGRADED THROUGHOUT \*\***. Walking distance to a host of local amenities, public transport & schooling. **\*\*HD Property Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to this desirable ground floor apartment which is set within the highly sought-after village of Kilmaurs. With an in-depth HD video tour available, you have the option to explore this property either in person or online.

Upon entering, you are greeted by the sumptuous family lounge, which is bathed with natural sunlight - creating an inviting atmosphere to unwind. The spacious layout of the lounge offers ample room for a dining table and chairs, making this the perfect spot to enjoy a lovely home-cooked meal.

The contemporary kitchen has been recently upgraded, boasting modern fixtures and fittings which elevate the overall aesthetic. Equipped with recently installed appliances, which may be included subject to negotiation, this well-designed culinary space ensures convenience and efficiency in your daily cooking endeavors. The sleek finishes and ample storage options make it a pleasure to prepare meals.

This apartment offers two generously proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. Both bedrooms feature built-in storage solutions, offering practicality and organisation. The contemporary shower room is another notable feature of this property and completes the accommodation internally. There is a walk-in shower cubicle with waterfall shower head, w.c. and wash-hand basin which is contained within a tasteful high-gloss vanity unit.

Residents of this property have the privilege of enjoying well-manicured communal gardens. For added convenience, private off-street residents parking is available, ensuring safe off-street parking.

The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. With these features in place, you can enjoy a cosy and well-insulated living environment all year round.

Located in the highly sought-after village of Kilmaurs, this apartment offers easy access to a range of local eateries, shops, and amenities. Whether you prefer exploring the village on foot or venturing further afield, everything you need is within reach. The vibrant community atmosphere combined with the convenience of nearby facilities makes this property an ideal place to call home.

Living in Kilmaurs offers a delightful blend of small-town charm and convenient amenities. Nestled in the picturesque Ayrshire countryside, Kilmaurs provides a peaceful and idyllic setting for residents. The village boasts excellent transport links, with regular train services connecting to major nearby cities such as Glasgow and Kilmarnock. This allows for easy commuting or leisurely day trips to explore the vibrant urban centers. Additionally, Kilmaurs is well-served by local bus routes, providing convenient access to surrounding areas. Whether you're seeking the tranquility of rural living or the convenience of nearby cities, Kilmaurs offers the best of both worlds for a balanced and fulfilling lifestyle.

Don't miss the opportunity to view this wonderful apartment. Contact us now to arrange a viewing and experience the charm of Kilmaurs Village living for yourself. 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.

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