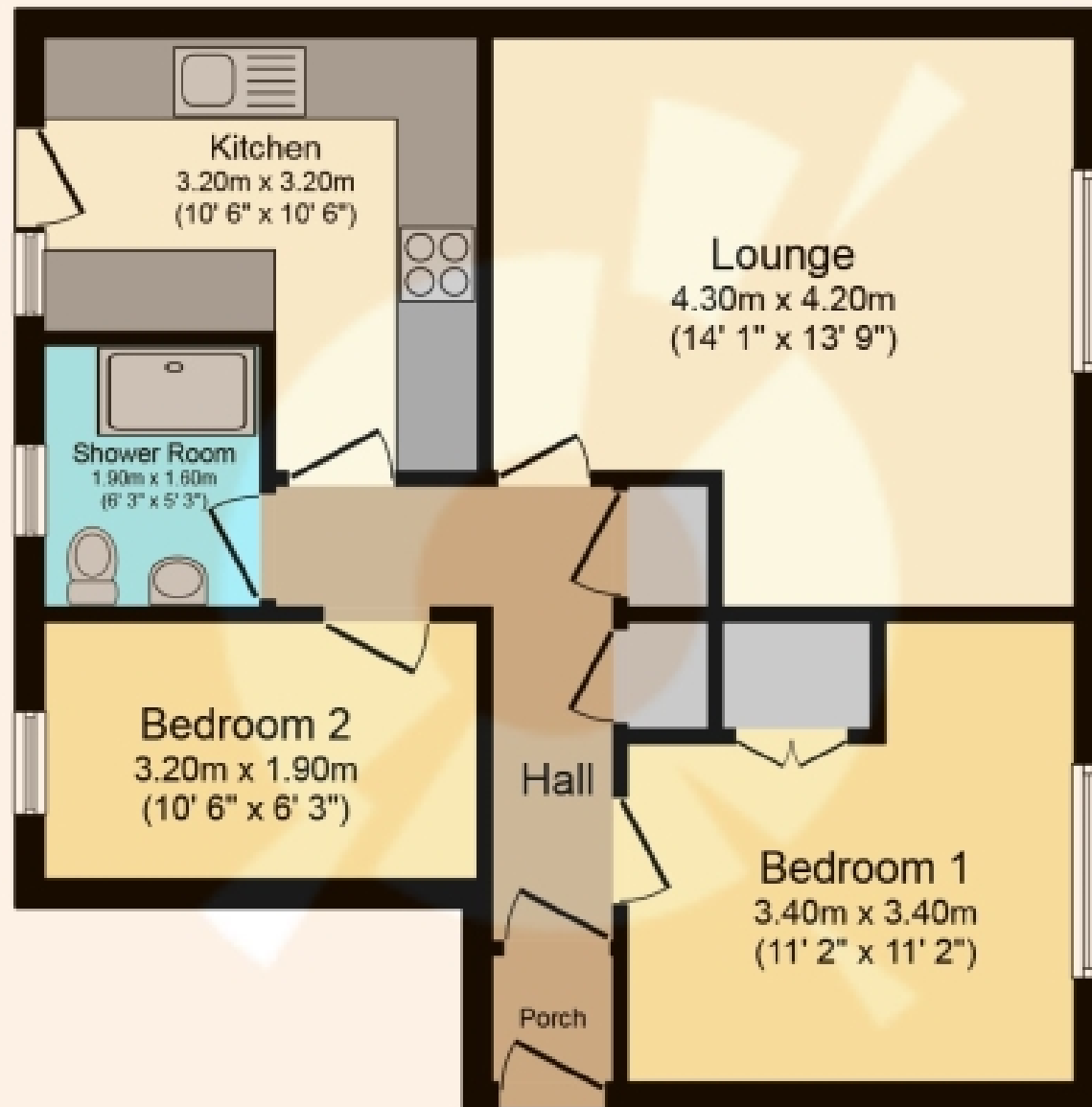




**3 Ashdale Road, Kilmarnock**

**Offers Over £70,000**





## Floor Plan

Total floor area 53.6 sq.m. (577 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

**\*\*MODERN GROUND FLOOR OWN DOOR APARTMENT\*\*NO ONWARD CHAIN\*\*FRESHLY DECORATED & RECENTLY INSTALLED KITCHEN\*\*PRIVATE GARDEN & DESIGNATED PARKING\*\* FRONT AND REAR ACCESS \*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to No.3 Ashdale Road, an inviting ground-floor located within the ever-popular Kilmarnock locale. This modern property is conveniently located less than a 5-minute drive from Kilmarnock Town Centre, offering an array of excellent amenities, easy access to public transport links, and close proximity to Ayrshire College. With the added advantage of no onward chain, it presents an ideal opportunity for both first-time buyers and astute investors seeking a buy-to-let property.

As you approach, No.3 welcomes you with ample off-street parking for visitors and designated spaces for residents, featuring its own ground floor private door entry for added convenience as well as direct access to your own back garden. Step inside, and a bright reception hallway sets the tone for the entire property. The family lounge, adorned with fresh neutral décor and bathed in natural light, boasts impressive dimensions, creating a welcoming and comfortable living space.

The recently installed contemporary kitchen showcases chic navy wall and base-mounted units complemented by light marble worktops, creating a stylish and efficient workspace. Equipped with an integrated four-ring induction hob and oven, along with a charming breakfasting bar and space for freestanding appliances the kitchen is designed for both practicality and aesthetic. It's worth noting that there is mains gas available to the property.

No.3 features two bedrooms, with Bedroom One being a spacious double bedroom complete with sliding mirrored wardrobes. The property is completed internally by a bright and airy wet room, featuring a W.C. and wash hand basin.

Step outside to the private rear garden – a fully enclosed and fabulously low-maintenance space, predominantly patio, perfect for indulging in alfresco dining during the summer months.

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, the West Coast, and both Prestwick and Glasgow International airports are within easy travelling distance. There is easy access to the M77 for Glasgow and is close to the quaint village of Kilmaurs. It's also not far from Stewarton, both of which have trains direct to Glasgow. 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.

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