



**lomond**

make yourself a home

22 Glenapp Quadrant, Kilmarnock KA1 3LJ

## Accommodation

Superbly positioned within a well-established locale, just off the prestigious London Road in Kilmarnock, this semi-detached bungalow with attic conversion boasts a traditional architectural style and has been impeccably maintained by the current owner, featuring several recent enhancements. Seamlessly blending modern fixtures and fittings with a traditional ambiance, the property showcases a spacious rear garden, ample driveway parking at the front and side, and a delightful open view over the adjacent park, verdant landscapes, and playing fields.

The layout of the property offers an excellent flow, catering particularly well to various buyer preferences, including those seeking single-level accommodation. The focal point of the house is the remarkable open-plan kitchen diner, recently fully refitted to include an array of high-specification appliances, some of which are yet to be used, complemented by an extensive range of wall and floor mounted units. This space serves as a central hub for families, providing ample room for dining and entertaining guests.

Positioned at the front of the property, the lounge features a large picture-style window offering breathtaking views of the surroundings, along with a wall-mounted fireplace, creating a captivating focal point. The ground floor also houses the stylish bathroom, complete with a luxurious three-piece suite comprising a WC, wash hand basin with a vanity unit, and a bath with a shower overhead. In total, the property comprises three bedrooms, one situated on the ground floor and two located on the first floor within the expertly converted attic, accessible via a fixed staircase from the dining area.

Additional highlights of the property include gas central heating provided by a modern combi boiler, recently replaced and still under warranty for several years, as well as double glazing throughout, ensuring comfort and energy efficiency.

## Situation

Glenapp Quadrant enjoys a convenient location just off the prestigious London Road, surrounded by lush green landscapes and walking areas. It boasts close proximity to the town center and its abundance of amenities. Along London Road, residents can find the esteemed Urbanist Restaurant, a local doctor's surgery, and the Dick Institute Museum, all within reach of the train and bus stations located at the road's end. Kilmarnock provides an exceptional array of supermarket options, transportation services, and numerous recreational facilities. Moreover, the nearby A/M77 offers swift and direct access to both Glasgow City Centre in the North and Ayr in the South, enhancing connectivity for residents and visitors alike.



- Semi Detached Bungalow
- Three Bedrooms
- Stylish Bathroom suite on the Ground Floor
- Stunning Open Outlook to the Front
- Spacious & Enclosed Rear Gardens
- Driveway Parking for Several Cars
- Beautifully Presented Throughout with Newly Fitted Kitchen



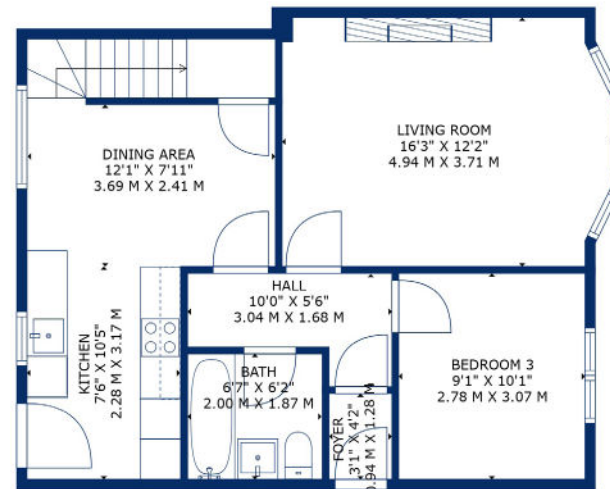
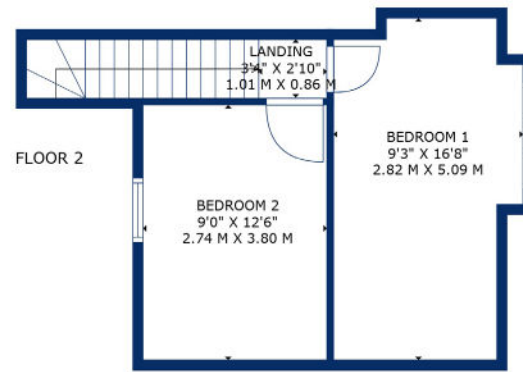
 3 Bedrooms

 84 sqm

 2 Public Rooms

 EPC Rating D





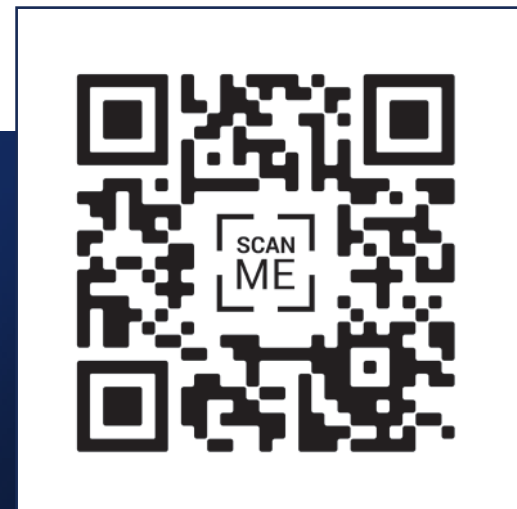
FLOOR 1



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