



lomond

make yourself a home

7 Jean Armour Drive

Kilmarnock, KA1 2SD

Signature

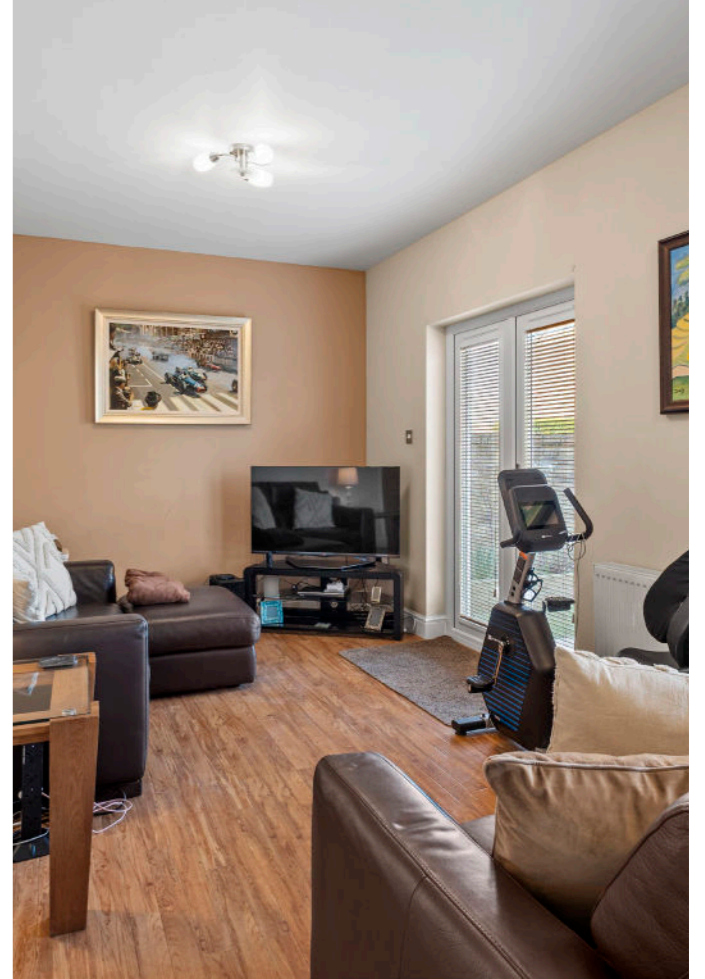
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Constructed by the esteemed home builders, Charles Church, and completed in 2009, this remarkable detached family home is ideally situated on a sought-after corner position, enveloped by a fully enclosed rear garden.

Craig Robertson
Director



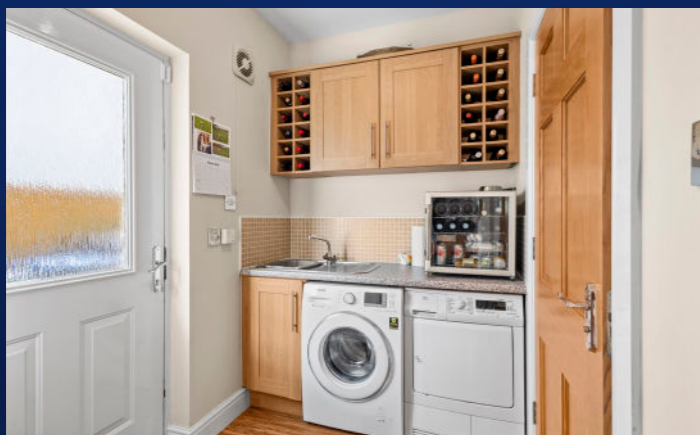


Superbly maintained, the property radiates contemporary sophistication, showcased by a superb open-plan kitchen and family room at the rear and an adjacent utility room for added functionality. High specification finishes including deluxe sanitary ware, oak doors, double glazing, and gas central heating, with the boiler conveniently housed in the garage, elevate the property's overall appeal.

The ground floor comprises a welcoming vestibule, a spacious reception hallway, and a front-facing lounge adorned with a stylish Limestone fireplace. Additionally, the ground floor offers a generously sized 34-foot open plan sitting/dining/kitchen area complete with high specification integrated appliances, a practical utility room, and a convenient cloakroom/wc. Ascending to the

upper level via a galleried landing, you'll find four generously proportioned double bedrooms. The master bedroom boasts extensive fitted wardrobes and an expansive three-piece en-suite shower room, while bedroom 2 also enjoys its own three-piece en-suite shower room. Completing the accommodation is a well-appointed four-piece family bathroom.

Externally, the property features a well maintained front garden complemented by a double monobloc driveway leading to the sizable double garage. The fully enclosed rear garden offers a serene retreat with lawn, a spacious decorative patio area, and raised shrubbery borders, creating an ideal outdoor living space.



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7 JEAN ARMOUR DRIVE

KILMARNOCK, KA1 2SD

Executive detached villa by Charles Church

Spacious layout of accommodation

Large stylish dining kitchen and family room

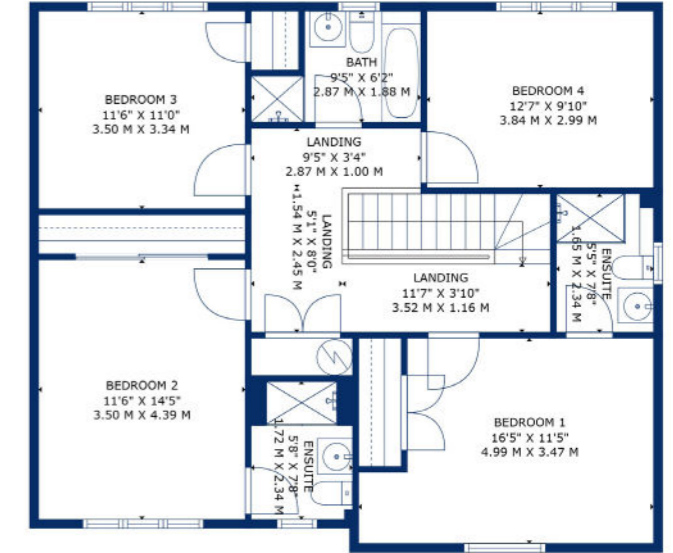
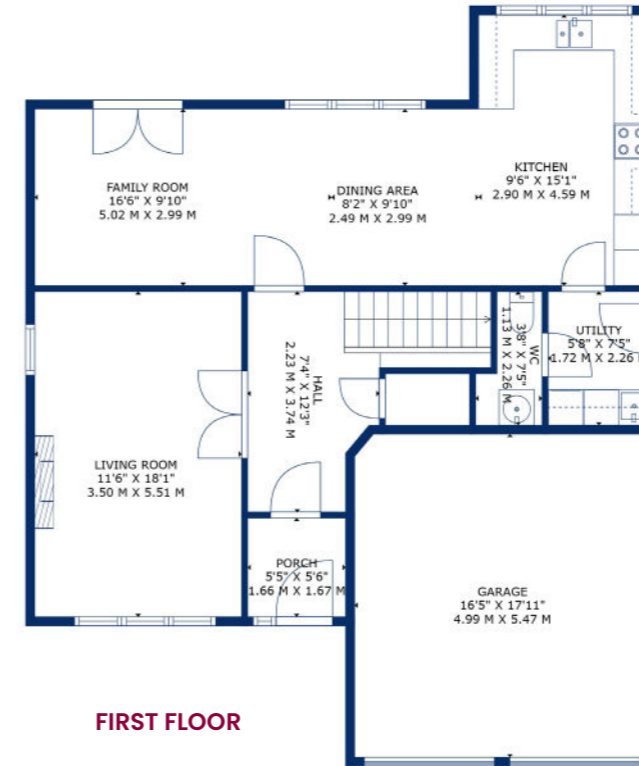
Two en-suites, family bathroom and downstairs WC

Coveted corner position

Driveway parking and integrated double garage

Quiet and sought after residential area







Situation

Forming part of the Moorfield Development conveniently situated in the heart of Kilmarnock the property is perfectly placed to take advantage of a range of amenities including being within walking distance of the well regarded Annanhill & Gargieston Primary Schools as well as Grange Academy. Annanhill Golf Course also borders the estate adding to the overall ambiance and providing a lovely, wooded backdrop. For the commuter the A71 is close-by and links perfectly with the A77 which offers swift access to Glasgow City Centre. The town centre of Kilmarnock is easily accessible offering an array of dining options, while supermarkets and a diverse range of shops cater to your everyday needs.

For Sat Nav purposes the postcode is **KA1 2SD**

EPC rating: **C**

Council tax band: **G**

SQM: **165**

Prestwick **01292 471511** | Irvine **01294 317013** | Kilmarnock **01563 593560**

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