



**Estate Agency, Letting Agency & Property Maintenance**

LARN Number 1906034

T: 01563 531122 E: [kilmarnock@glowhomeslettingandsales.com](mailto:kilmarnock@glowhomeslettingandsales.com)

37 John Finnie Street, Kilmarnock, KA1 1BL

47-49 Vernon Street, Saltcoats, KA21 5HE



[WWW.GLOWHOMESLETTINGANDSALES.COM](http://WWW.GLOWHOMESLETTINGANDSALES.COM)

## Offers Over £218,000 Auchentiber Place, Southcraigs, KA3



- Detached extended family home
- Sought after Southcraigs area
- Four bedrooms & two public rooms
- One bedroom on ground floor
- Bathroom, Shower Room and Cloakroom
- Open plan kitchen and dining area
- Large, private back garden
- Driveway to front
- Modern decor

10 Auchentiber Place in Southcraigs, Kilmarnock is an extended detached family home offering four bedrooms, two public rooms and three bathrooms! The property is generously sized throughout and has been modernised over the last year including plastering, painting, flooring, kitchen upgrades, garden landscaping and more....

To the front of the villa there is off street parking available for two vehicles and an Electric Vehicle charging point. On entering the property, the welcoming hallway provides access to the lounge, cloakroom and stairs to the first floor. The handy cloakroom in the hall comprises of a wc and wash hand basin. The lounge is a great size and has a large front facing window. The lounge is semi open plan to the dining area which also then leads through to the kitchen. To the side of the dining area there is an access door leading to an internal hallway. Within this hall there is a shower room comprising of a double size walk in shower, wc and wash hand basin. There is also a utility room which accommodates the washing machine and tumble dryer with a work area and storage space.

At the end of the internal hall there is a second public room which has French doors leading directly to the garden. The ground floor bedroom is located off this room and is front facing. This set up would be ideal for an elderly relative living with the family or an older child/teenager to have their own space. This also provides a flexible layout to this home as the rooms can be utilised in many ways.

The fabulous kitchen to the rear has a breakfast bar area providing further seating which overlooks the garden to the rear. There are patio doors from the kitchen leading to the garden. The kitchen itself comprises of white gloss base and wall units with a complimentary grey worktop. The kitchen includes an integrated dishwasher, double oven and gas hob.

On the first floor of the property there are three bedrooms. Two of which are large double rooms and the third is a smaller size and is currently being used as a dressing room. There is a full bathroom on the first floor as well comprising of a bath with overhead shower, wc and wash hand basin.

The garden to the rear is a great size and has been divided into useable areas. Immediately outside the kitchen there is a large deck providing the perfect spot for outdoor furniture. A small gate and fence separate the rest of the garden where there is a second deck area immediately outside the second public room. There is also a small summer house which has electrics. The back garden is very private and not overlooked by neighbours.

Overall, this is a fabulous home providing flexible living accommodation in a highly sought-after area of Kilmarnock. Early viewing is recommended to appreciate the space and layout on offer.

Home Report is available on request.

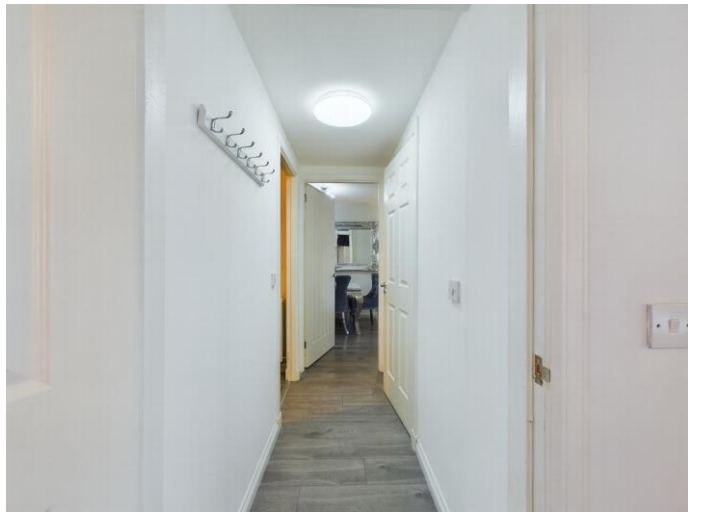
# Auchentiber Place, Southcraigs, KA3

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Approximate total area<sup>0</sup>  
720.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

37 John Finnie St, Kilmarnock, KA1 1BL T: 01563 531122 E: kilmarnock@glowhomeslettingandsales.com W: <http://www.glowhomeslettingandsales.com/>

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**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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