



**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)

## Price On Request Brora Road, Kilmarnock, KA3



- Detached family home
- Four bedrooms
- Master bedroom Ensuite
- Three bathrooms
- Lounge and separate family room
- Spacious dining kitchen
- Large enclosed back garden
- In popular residential development

35 Brora Road is a fabulous family home located within the ever popular "Whiskies" development in Kilmarnock. This detached family villa offers stylish and modern living accommodation over two levels and is presented in walk in condition.

On entering the property, the welcoming entrance hall provides access to all of the downstairs rooms. The formal lounge is located to the rear of the villa taking

advantage of a view over the back garden with French doors. To the front there is a second public room which is currently being used as a family room/playroom but could be utilised in other ways to suit individual needs.

The generously sized kitchen comprises of floor and wall mounted units in a white gloss finish and a butcher block style worktop. The kitchen includes an integrated oven, hob & hood, Fridge, Freezer and Dishwasher. There is plenty of space for a family dining table and chairs if desired. There is an access door from the kitchen to the back garden.

The hall downstairs houses the stairs to the first floor as well as access to the handy cloakroom.

On the first floor of the villa there are four double bedrooms. The master bedroom benefits from having a fitted wardrobe with mirrored doors and an ensuite shower room. There is also a family bathroom on the first floor incorporating a bath.

To the front of the property there is a large driveway which can accommodate parking for several vehicles along with an integrated garage. There is gated access to the side leading to the back garden. The garden to the rear has plenty of space for children to play and is fully enclosed ensuring safety. The patio area immediately outside the kitchen and lounge is the perfect spot for outdoor dining and relaxing.

Home Report available  
Council Tax Band E

# Brora Road, Kilmarnock, KA3

-  
-  
-



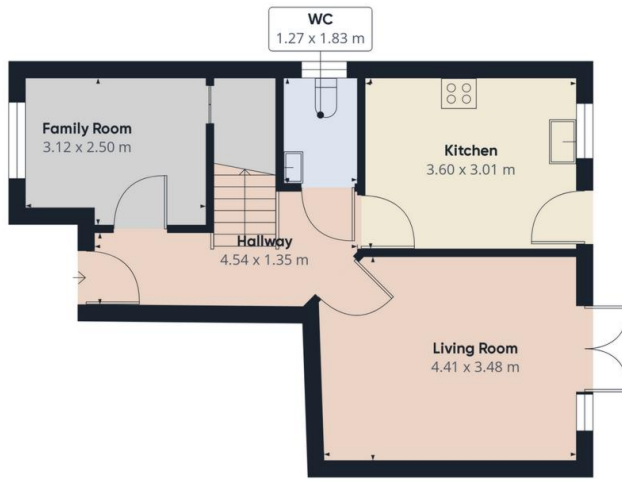






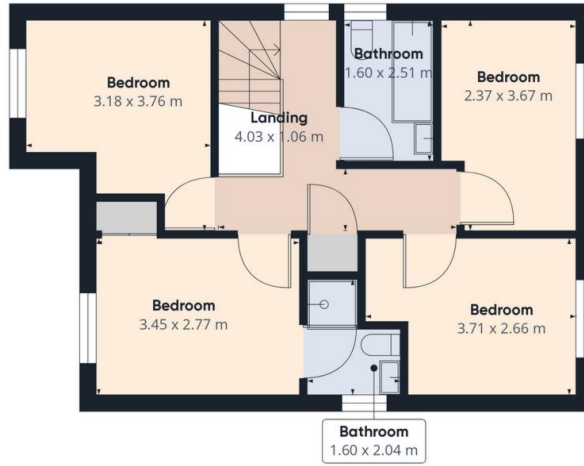






Floor 0

Approximate total area<sup>(1)</sup>  
96.66 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## 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/>

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GLOW HOMES AYRSHIRE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.