



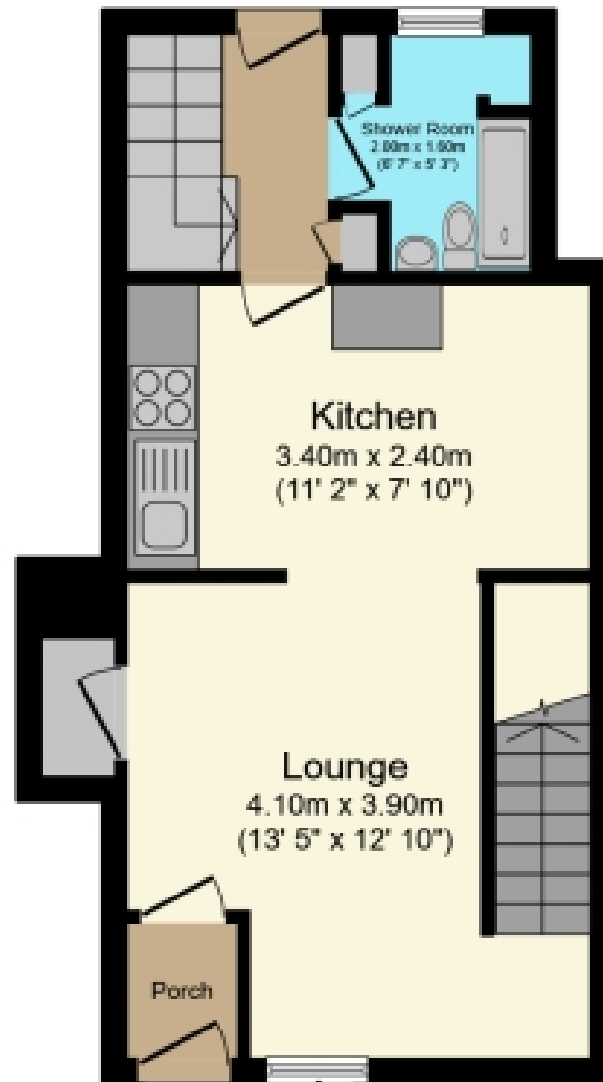
**Dean Street, Kilmarnock**

**Offers Over £79,995**



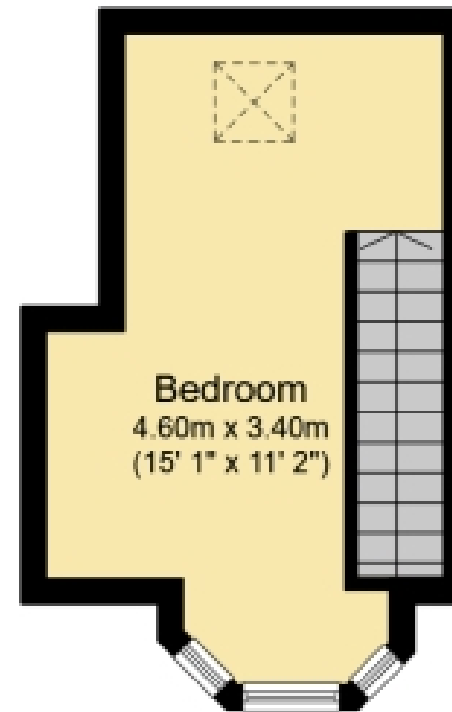






### Ground Floor

Floor area 33.7 m<sup>2</sup> (362 sq.ft.)



### First Floor

Floor area 15.1 m<sup>2</sup> (162 sq.ft.)

**TOTAL: 48.7 m<sup>2</sup> (524 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* REFURBISHED THROUGHOUT \*\* NEW CONTEMPORARY KITCHEN \*\* EXTENSIVE LANDSCAPED REAR GARDEN & DRIVEWAY \*\* WALK-IN CONDITION \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Situated within the ever-popular town of Kilmarnock, close reach to excellent amenities and public transport links, No. 78 Dean Street is a charming semi-detached bungalow which has been refurbished from the outside in.

The family lounge has been stylishly decorated with fresh, neutral tones with quality wood-effect flooring leading through the fabulous open-plan living design into the kitchen. The contemporary fitted kitchen has been recently installed with a host of wall and base mounted units paired with contrasting worktops, creating a chic and efficient workspace. There is further space for freestanding appliances where desired.

The pristine shower room comprises of walk-in shower cubicle, W.C. and wash hand basin. Following a fixed staircase to the upper level, you will find a generous double bedroom, softly decorated and basked in natural sunlight thanks to the Velux window.

The rear garden is generously sized and beautifully landscaped. A sociable patio area leads up to a stretch of decorative stone chips running parallel to the lawn section. The garden also includes a timber shed and monobloc multicar driveway for safe off-street parking.

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.

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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.

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