



**Apartment 1, Craig House, Crosshouse, Kilmarnock**

**Offers Over £250,000**





## Floor Plan

Floor area 125.7 m<sup>2</sup> (1,353 sq.ft.)

**TOTAL: 125.7 m<sup>2</sup> (1,353 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

**\*\*POSITIVELY STUNNING APARTMENT WITHIN COUNTRYSIDE SETTING \* VIBRANT DECOR \* THREE GENEROUS DOUBLE BEDROOMS - ENSUITE \* ENVIABLE PANORAMIC VIEWS \*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Welcome to this stunning apartment contained within the magnificent Craig House; a B Listed Edwardian mansion located approximately 3 miles from Kilmarnock, therefore, offering the countryside lifestyle whilst being close to a plethora of local amenities. Our clients have lovingly upgraded this pristine ground-floor property and left no stone unturned with the presentation. This home has a panoramic view of the stunning countryside and will be attractive to a variety of viewers, including those considering downsizing. Upon entering via the secure call entry system, you'll step into the communal hallway that leads to Apartment 1. As you arrive, you're greeted by the porchway; the ideal cloakroom with ample space for all your coats, hats and boots, ensuring a tidy and welcoming entrance for all guests. The spacious, open-plan living area features vibrant décor, paired with wood effect flooring, creating the perfect ambience. The living area seamlessly flows into the dining area and continues into the open-plan kitchen. The bespoke kitchen is designed with oak-effect countertops and custom wall and base mounted cabinetry, tying in beautifully with the overall aesthetic. It comes fully equipped with integrated appliances, including an induction hob, fridge freezer and double oven, one of which has microwave functionality. A central island with Belfast sink and brushed brass fixtures adds a stylish focal point, enhancing both the functionality and design of the space.

Next to bedroom three is the main bathroom, with a fully tiled finish and a serene atmosphere. It boasts a three-piece suite, creating a perfect space for relaxation and tranquillity. Continuing down the hallway, you'll find spacious cupboard space, offering ample storage for home essentials. To the left, is the master bedroom. Adorned with luxurious purple accents, the room is flooded with natural light, creating a bright and airy feel. The high ceilings, a feature found throughout the property, enhance the spacious feel. The master bedroom also boasts a private ensuite shower room, fully tiled and accented with brushed brass fixtures, making it a truly stunning retreat.

The final room is Bedroom Two, currently set up as a home office, the ideal working from home space. It could easily be transformed into a charming bedroom. It features a large window that floods the space with natural light and includes built-in wardrobes for ample storage. The beautiful blue tones further brighten the room, creating a warm and inviting atmosphere. The property has panoramic views of the surrounding countryside. With open fields, often dotted with grazing cows, this stunning home has a zen-like feel. The communal grounds, shared by all residents, add to the sense of serenity and there is private and visitor parking.

Closeby, 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.

Craig House benefits from transport links closeby and nearby amenities, making it a convenient location for commuters. The property is within a short distance of two train stations-Kilmarnock and Kilmaurs-both offering regular services to Glasgow and the West Coast of Scotland. These stations provide easy access to Prestwick Airport, approximately 25 minutes away by train, and Glasgow International Airport, which can be reached within 40 minutes by road or by train.

For those traveling by car, the M77 motorway is easily accessible, offering a direct route to Glasgow and other major destinations. Additionally, Crosshouse Hospital is located just a short drive from the property, ensuring quick access to medical services. The nearby town of Dreghorn is within a brief driving distance and offers essential local amenities, including a post office, shops, and Greenwood Academy, a reputable secondary school located in the neighbouring town of Irvine. For leisure and outdoor activities, Kilmarnock itself provides a range of shopping options, restaurants, parks, and sporting facilities, including the Dean Castle Country Park. The property's central location also makes it easy to explore the beautiful Ayrshire countryside and the coastal town of Troon, which is just a 25-minute drive away, offering beaches, golf courses, and seaside amenities. 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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