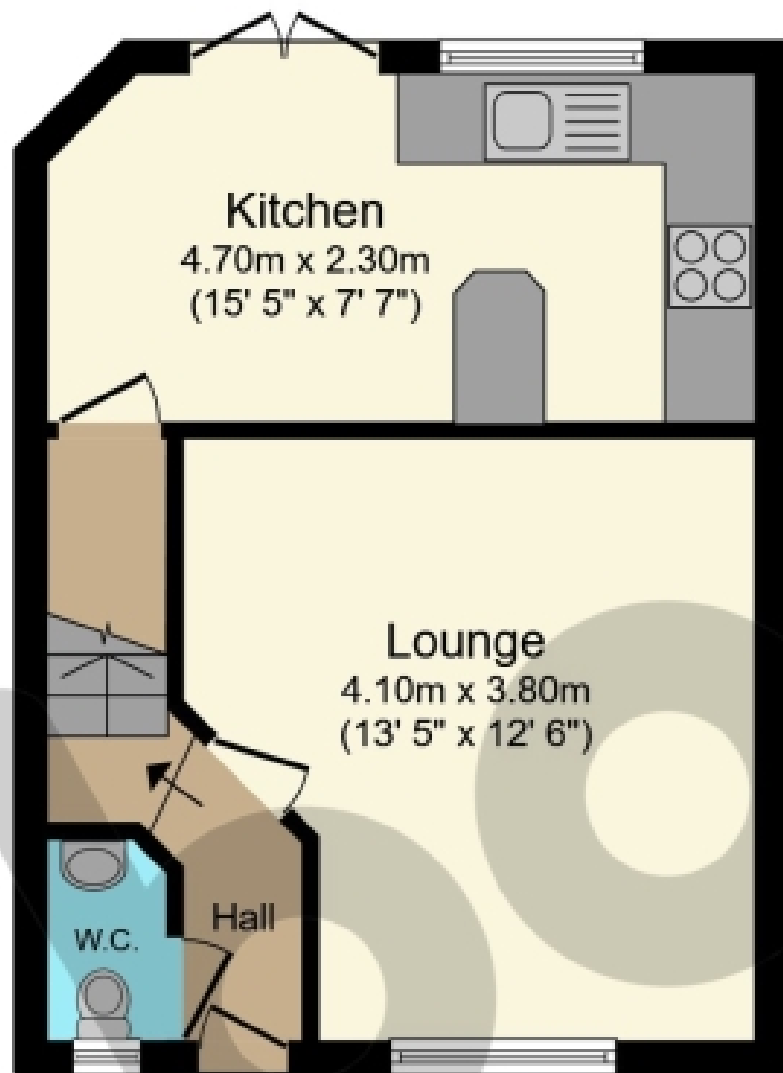




**10 Tobermory Drive, Kilmarnock**

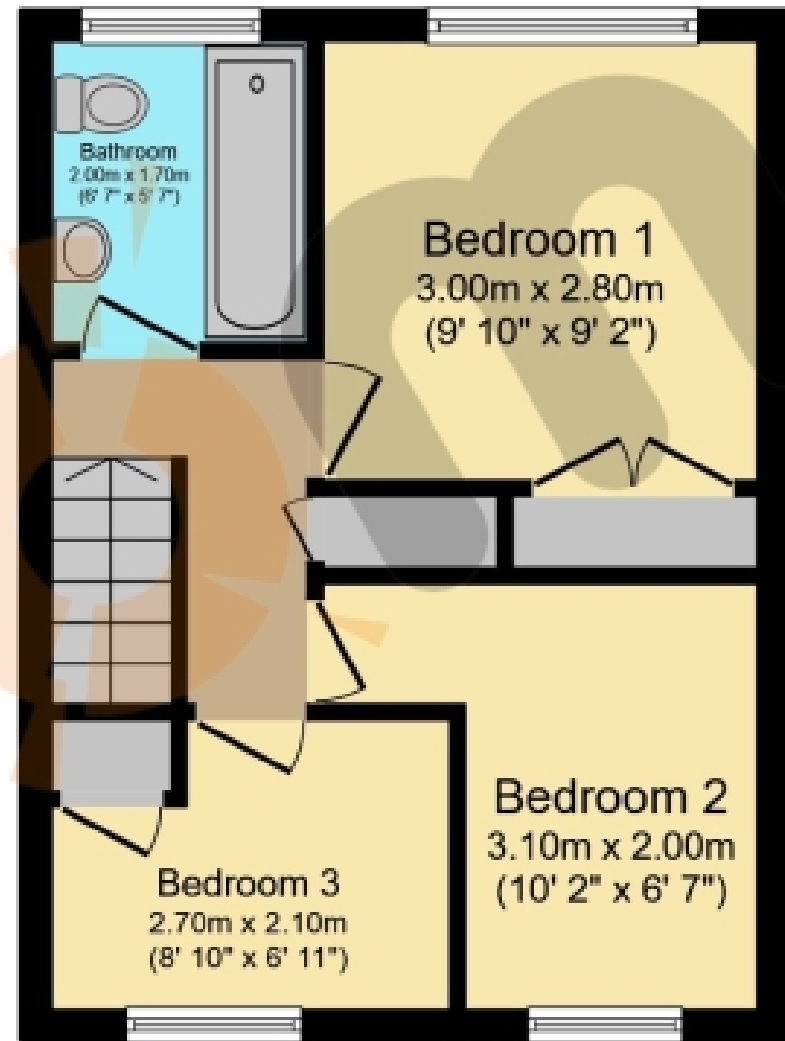
**Offers Over £135,000**





### Ground Floor

Floor area 30.0 m<sup>2</sup> (323 sq.ft.)



### First Floor

Floor area 30.0 m<sup>2</sup> (323 sq.ft.)

**TOTAL: 60.0 m<sup>2</sup> (646 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

\* NO ONWARD CHAIN \* POPULAR ESTATE \* NEUTRAL DECOR THROUGHOUT \* WELL-MAINTAINED REAR GARDEN \* SHORT DRIVE TO KILMARNOCK TOWN CENTRE \* PERFECT FIRST TIME PURCHASE \*. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No.10 Tobermory Drive and this fabulous, terraced home situated within the ever-popular John Walker development in Kilmarnock. This delightful property is ideal for first-time buyers or families with the convenience of no onward chain. Its prime location ensures easy access to excellent amenities, transport links, schools, and colleges, all just a short drive away.

Externally to the front, you'll find ample off-street parking for both residents and visitors. Upon entering, you are greeted by a bright and inviting reception hallway, leading seamlessly into the family lounge. This welcoming space features fresh, neutral décor and fitted carpets, complemented by generous proportions and an abundance of natural sunlight.

The well-appointed kitchen is designed for both style and practicality, boasting wall and base-mounted units paired with contrasting worktops. Integrated appliances include a 4-ring gas hob, electric oven/grill, and fridge/freezer, along with additional space for freestanding appliances where desired. The impressive dimensions also allow for a dining table and chairs, and French doors open onto a sociable decking area-perfect for summer entertaining. Completing the ground floor is a convenient W.C.

Upstairs, the property features three well-proportioned bedrooms. Bedrooms One and Three are equipped with built-in storage. No.10 is completed by a three-piece family bathroom, featuring a bathtub with an overhead shower, W.C., and wash hand basin.

The rear garden is a fully enclosed and well-maintained space. Predominantly laid to lawn with a sociable decking area, perfect for children and pets alike.

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.

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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