



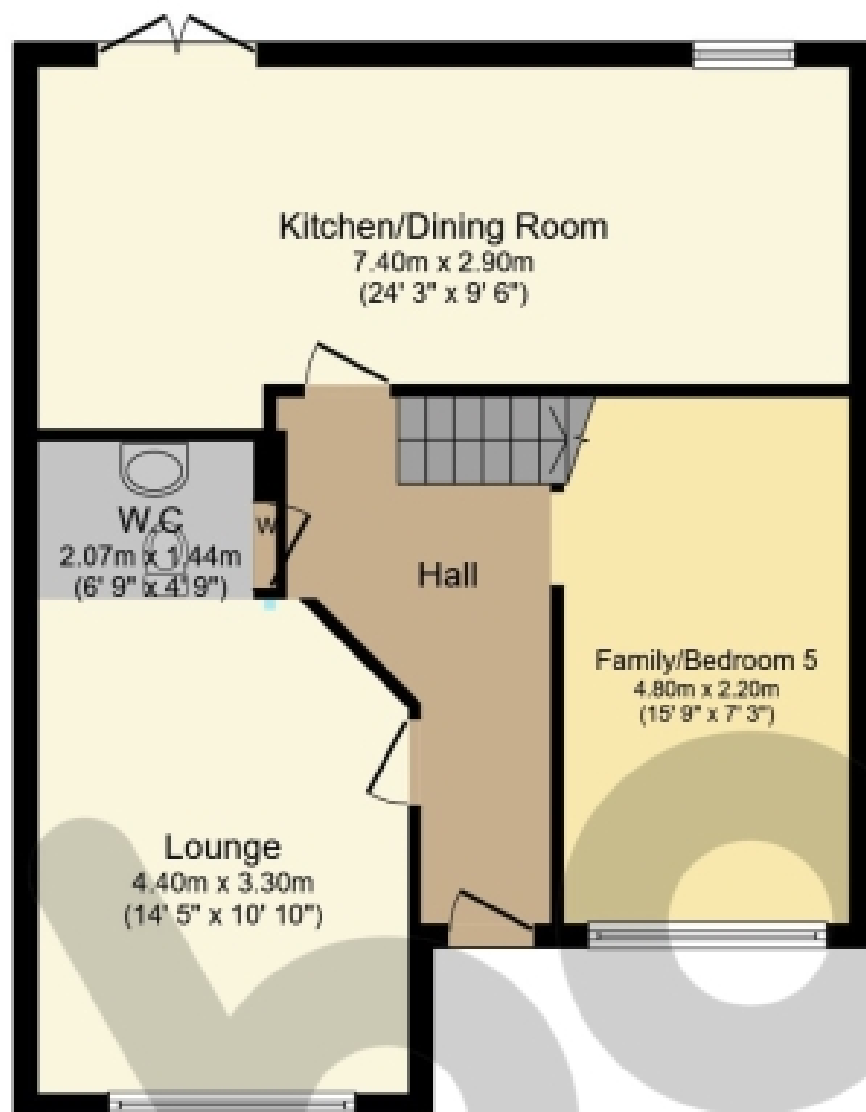
**7 Chestnut Gait, Stewarton**

**Offers Over £300,000**









### Ground Floor

Floor area 63.0 sq.m. (678 sq.ft.)



### First Floor

Floor area 62.9 sq.m. (678 sq.ft.)

**Total floor area: 125.9 sq.m. (1,355 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

BOOM is proud to present this exceptional and rarely available 4/5-BEDROOM detached villa, perfectly positioned within the highly sought-after Lairds Gate Development. **\*\*NEW KITCHEN\*\*** A prime opportunity for discerning buyers seeking luxury living. **\*\*NEW EN-SUITE\*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

This charming family home boasts generous living space across two well-appointed levels. The ground floor welcomes you with a bright and airy entrance hallway featuring handy under-stairs storage. A stylish front-facing lounge, adorned with contemporary bohemian décor, creates the perfect space to relax or entertain. This level also features a sleek two-piece cloakroom for added convenience.

At the heart of the home is a stunning newly fitted dining kitchen, generously sized and beautifully styled with an abundance of sage green base and wall units, perfectly complemented by wood-effect worktops. This impressive space comes complete with a range of integrated appliances. Elegant French doors that open directly onto the landscaped rear garden with patios, synthetic lawn and raised beds is ideal for indoor-outdoor living and entertaining. Additionally, the converted garage offers versatile accommodation, perfect as a fifth bedroom, home office, or a cozy family room to suit your lifestyle.

Upstairs, the property continues to impress with a spacious primary bedroom featuring a private en-suite for added luxury. Three additional charming bedrooms provide ample space for family or guests. One of the huge benefits of this family home is an upstairs utility room, ideally situated for all your laundry requirements. A modern three-piece family bathroom completes the upper level, complete with WC, wash hand basin, and bath, enhanced by elegant, tiled splash-back areas.

Further enhancing this superb home is the low maintenance monobloc driveway, efficient gas central heating, and modern double glazing ensuring year-round comfort and convenience.

The charming and historic town of Stewarton is a highly desirable location, celebrated for its strong sense of community and outstanding local schools known for their academic excellence. Residents enjoy a fantastic array of amenities, including independent boutiques, supermarkets, welcoming cafés, restaurants, and traditional pubs.

For lovers of the outdoors, Stewarton is a haven offering easy access to the beautiful Lainshaw Estate and surrounding woodlands, with a network of scenic walking and cycling trails ideal for nature enthusiasts.

Commuters will appreciate the town's excellent transport links, with regular direct train services to Glasgow (approx. 30 minutes, every half hour), as well as swift access to the M77 for travel to Renfrewshire, wider Ayrshire, and picturesque coastal destinations such as Ayr, Irvine, Troon, and Largs. Both Glasgow and Prestwick Airports are also within easy reach making Stewarton an ideal base for work, travel, and leisure.

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.

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