





# THE PROPERTY

4 | BEDROOM

3 | BATHROOM

2 | PUBLIC ROOM

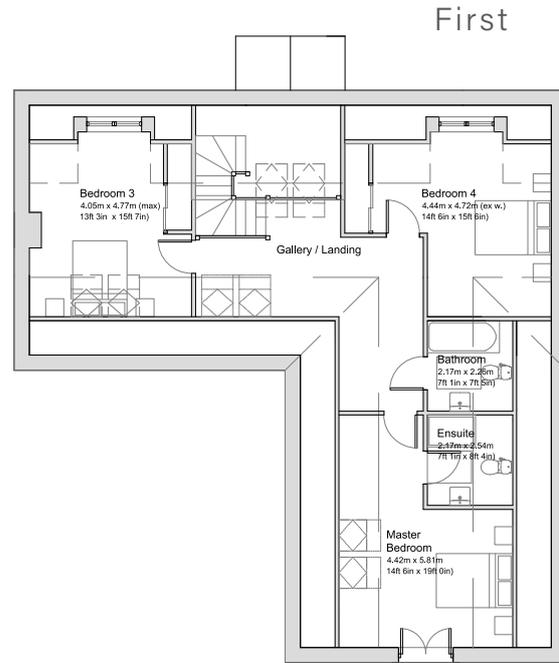
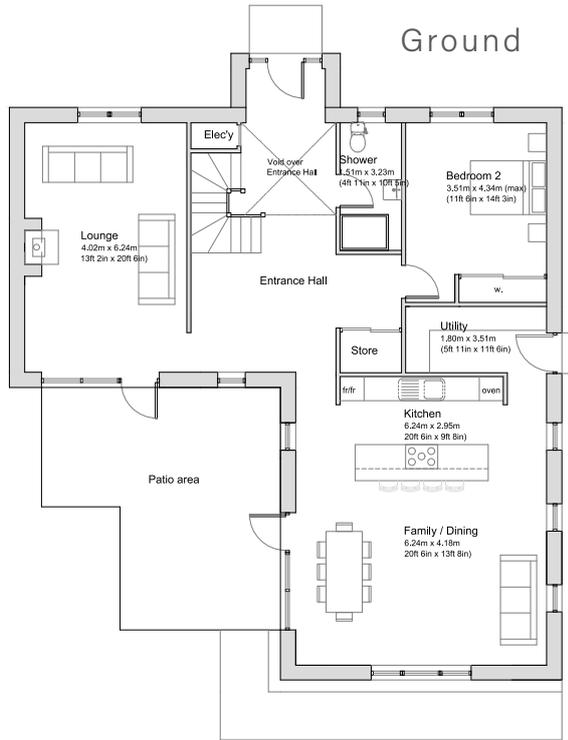
**AUBERNE HOMES** introduces 'The Kingsford' offering multi-generational flexible living arrangements for the modern-day family. This stunning 2 storey home is situated in the hamlet of Kingsford enjoying unspoiled countryside views, on the outskirts of Stewarton on the B769 to Glasgow.

On the ground floor, the Kingsford offers you a large and welcoming entrance hall, a shower room, formal lounge area to the front with woodburning stove. There is a bedroom located on the ground floor with a fitted wardrobe and mirrored sliding doors. The open plan kitchen/diner is fitted with a designer kitchen courtesy of award winning Creative Designs and flows through to the family area. This is a fantastic family and entertaining space offering bifold doors leading to a spacious patio area. A utility room and storage is also on the ground floor.

On the upper floor, you will find a gallery landing leading to 3 large bedrooms and a bathroom. The master bedroom and ensuite offers lots of natural light through the velux window and Juliet balcony. Bedroom 2 and 3 are located at the front of the property both with dormer windows and fitted wardrobes.

The home comes with off-street parking, mono-block driveway and rear landscaped garden complete with patio area and fully enclosed fencing for privacy. There is also the opportunity to include a detached garage

# FLOORPLANS







## LOCAL AREA

Located in the beautiful surrounds of Ayrshire, Kingsford is perfectly situated to enjoy semi-rural living with high quality local amenities nearby and the City of Glasgow only 20 minutes away, making this development the ideal location for modern family living.

Sit on the outskirts of Kilmarnock, and only a stones throw from both Troon and Ayr, residents of Kingsford can readily visit a number of boutique shops, excellent restaurants and the coastal cafe culture that the bustling towns of Ayrshire are known for.

The schooling in this part of the world is second to none in Scotland, and the homes at Kingsford fall within the catchment areas of a number of leading state schools including Kilmarnock Academy and the acclaimed Wellington private school is also nearby in neighbouring Ayr.

For commuting, there is immediate access to the M77 which takes you directly to the centre of Glasgow in just 20 minutes. Stewarton train station goes to Glasgow central and the local town of Kilmarnock's train station sits on the main line to Glasgow. Glasgow International airport and Glasgow Prestwick airport are both only a 30 minute drive and operate both domestic and international flights to a number of leading destinations.

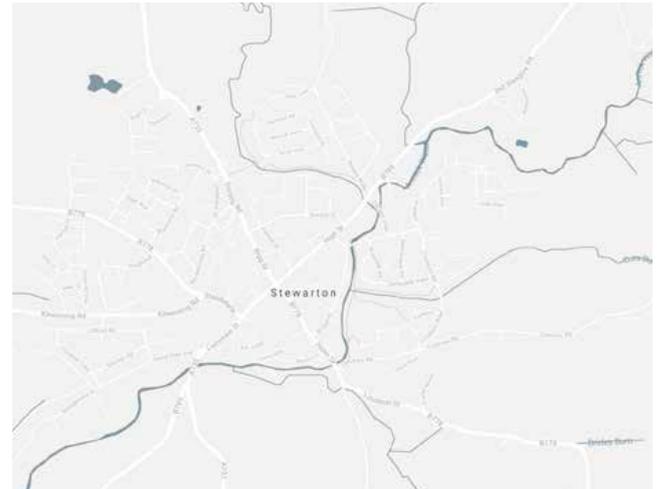
## DIRECTIONS

Take the M77 travelling south east from Glasgow or north from Ayr.

Exit at junction 7 signposted for Stewarton.

Proceed onto the B778 and follow the road into Stewarton.

At the traffic lights turn right onto the Old Glasgow Road and follow the road out of Stewarton and onto Kingsford.





c o r u m

WE'RE **SOLD** ON YOUR FUTURE

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