



**46 GLASGOW ROAD**  
KILMARNOCK

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5 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**An immediately impressive and substantial detached family home with generous living accommodation and gorgeous garden grounds, set on a preferred plot in one of Kilmarnock's finest addresses, close to the M77 for swift commuting to Glasgow and surrounding districts.**

Glasgow Road is a first class address, comprising predominantly of executive detached homes and is ideally positioned at the top of Kilmarnock, close to Dean Castle & Country Park, the amenities of the town and only 20 miles from Glasgow City Centre, via the nearby M77. Number 46 is a beautifully presented example of a detached bungalow, which has been converted into the original attic space to create a truly spacious home, with a wealth of accommodation that will suit a range of buyers. The flexible layout has two/ three bedrooms, a luxury bathroom suite and one/ two public rooms on the ground floor, and a further two bedrooms and a shower room suite on the upper floor. The immaculate interior is complimented by generous landscaped garden grounds that are meticulously maintained, ample off road parking and a detached garage with light and power.

In more detail, the internal accommodation extends to an entrance vestibule, a welcoming hallway with an under stairs storage cupboard, a spacious bay-windowed lounge with a feature fireplace, a formal dining room to the rear that could be utilised as an additional bedroom, two downstairs double bedrooms, including one with a walk-in store, a luxury bathroom suite and a large modern fitted kitchen with a door to the rear garden. On the upper floor there is a bright landing with access into the eaves, a modern fitted shower room suite and two large double bedrooms with fitted wardrobes.

Externally there are landscaped gardens to the front and rear, with a sweeping monoblock driveway that leads along the side to the detached garage and beautifully manicured lawns highlighted by decorative plants, shrubs and mature trees. The rear garden also has a large paved patio area, a greenhouse and a garden shed.

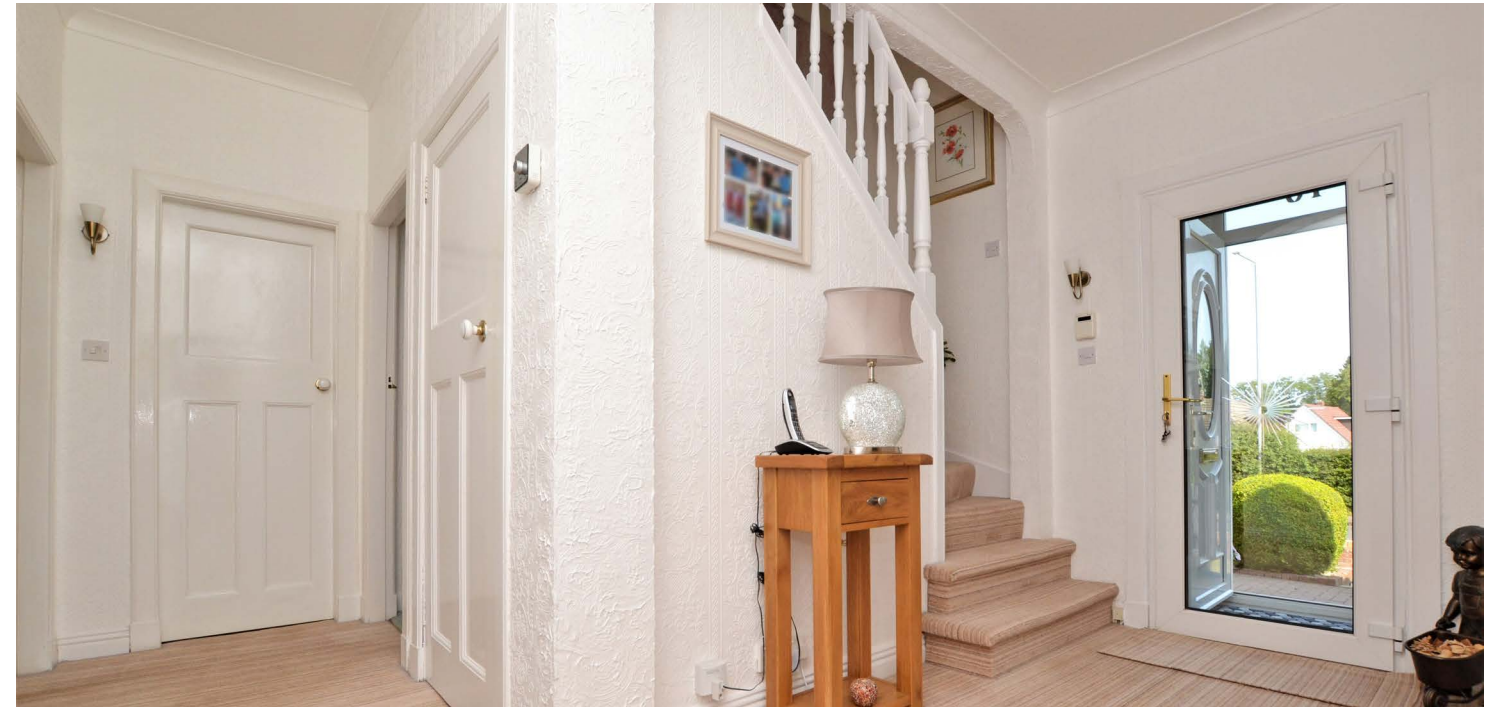












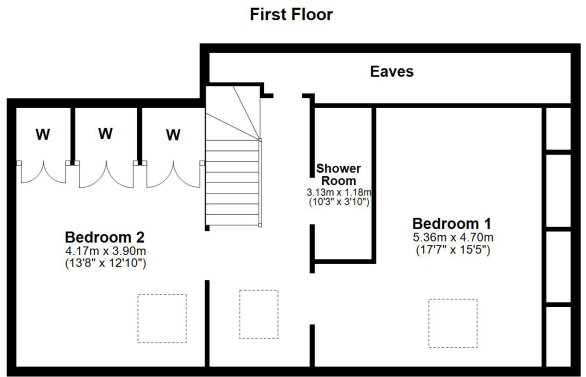
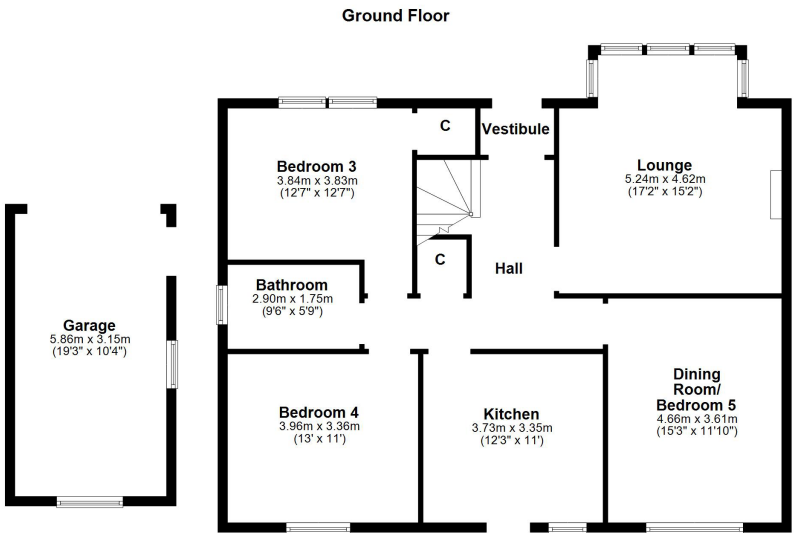












Kilmarnock is the predominant market town within East Ayrshire and benefits from a comprehensive range of local amenities, including excellent primary and secondary schooling, restaurants and bars, road and rail links to Glasgow and beyond, retail shopping, supermarkets and a host of varied leisure facilities. There are a number of music venues, exhibition halls, such as the Dick Institute, and a number of spacious public green spaces, including the Kay Park, Howard Park and the park surrounding the historic Dean Castle. Glasgow Road is ideally positioned to take advantage of all of the neighbouring amenities and also for swift commuting to surrounding districts via the recently upgraded A77/M77 road network, which also links to both Prestwick International Airport and Glasgow Airport. There are first class golf courses throughout Ayrshire, including the famous Royal Troon and Trump Turnberry, regular hosts of the Open Championship.

**TR1567** | Sat Nav: 46 Glasgow Road, Kilmarnock, KA3 1TX

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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