

KILMARNOCK

6 GLEN TRUIM VIEW KA2 0LL



Extremely spacious and beautifully presented six bedroom detached villa which has been extended to form a truly impressive family home situated within a desirable residential location.



OFFERS OVER
£299,000



ACCOMMODATION

- Hall
- Formal lounge
- Living room
- Family room
- Dining room
- Modern fitted kitchen
- Utility room
- Six Bedrooms
- En-suite shower room
- Family bathroom
- Shower room
- Cloak room
- Double glazing
- Gas central heating
- Driveway & garage
- Front & rear gardens
- Quiet cul-de-sac location



LOUNGE



KITCHEN

DESCRIPTION

6 Glen Truim view is a truly unique six bedroom detached villa which has been extended by the current owners to form an extremely spacious family home. Formed over two levels the property benefits from a flexible layout with the perfect balance of reception and bedroom accommodation. On the ground floor there is a hall, cloakroom, formal lounge, living room, family room, dining room, modern fitted kitchen and a utility room. The stairs from the hall rise to the first floor where there are six bedrooms the master of which has an en-suite shower room plus there is a second shower room and a family bathroom which has a bath and separate shower. To the rear of the property there is a wonderful south facing enclosed garden with raised deck which can be accessed via French doors from the family room and Utility room. The remainder of the gardens are mainly laid to lawn with mature trees and shrubs. Off street parking is provided by a mono blocked driveway which leads to an integral single garage which has a door to the utility room. This extremely sought after totally unique property must be viewed to be fully appreciated.



DINING ROOM 2



FAMILY ROOM

SITUATION

Glen Truim is part of a popular modern residential development which is well located just off Dundonald Road and convenient for access to the town centre, and ideal easy access to the upgraded M77 network providing a fast efficient route North to Glasgow or South to Ayr, Prestwick, Troon and Prestwick international Airport. The area has many noteworthy amenities including the historic dean castle lying to the north of the town dating back to around 1350, The Galleon leisure centre, swimming, gym, skating, fitness classes, cinema, palace theatre and within walking distance to Cargieston Primary School. There are several Golf Courses close by including Annahill, Kilmarnock, Dundonald links plus Barassie and Caprington. The three principal Ayrshire towns are the foremost coastal towns in the south west of Scotland and have superb sporting facilities including championship golf courses, sailing, game and sea fishing, etc. all within the immediate vicinity.

DIRECTIONS

The property is located at the southern side of Dundonald Road on the A759 leaving Kilmarnock. From the town centre travel south west on the A759/Dundonald road through the main set of traffic lights past Gargieston Primary and turn left into Glen Orrin Avenue, turn first right into Glen Truim View and the property sits ahead.



DINING ROOM



LIVING ROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM



BATHROOM



GARDEN



REAR



GARDEN

FIRST FLOOR

Hall 6 x 22'9
Cloak room 2'6 x 5'4
Formal lounge 12'3 x 16'2
Living room 10'10 x 11'11
Family room 11'11 x 20'1
Dining room 9'11 x 10
Kitchen 12'2 x 19'2
Utility room 8'4 x 17'11

COUNCIL TAX

Band G = £2,655.75

HOME REPORT

Murray & Muir

PARTICULARS

Donald Ross for themselves and for the sellers of this property whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and that no person in the employment of Donald Ross has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers must satisfy themselves, by inspection or otherwise, on all matters.

OFFERS

Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time.

DISCLAIMER

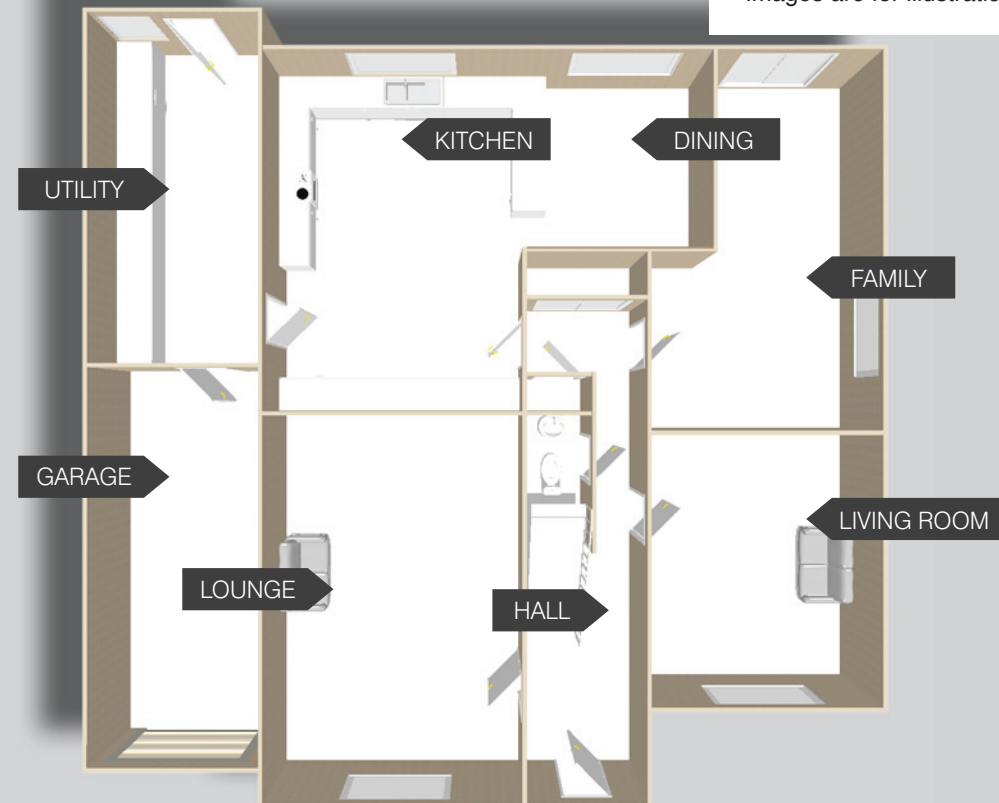
We have done everything possible to ensure that the details included in this property schedule were correct at the time of going to print. Donald Ross will not be held liable for errors or omissions in this property schedule.



GROUND FLOOR

GROSS FLOOR AREA
223m² 2408ft²

Images are for illustration purposes only



11 Beresford Terrace,
Ayr KA7 2ER
01292 288222
www.donaldross.co.uk



ESTATE & LETTING
AGENTS

FIRST FLOOR

Master bedroom 12'2 x 12'9
En-suite 6 x 6'11
Bedroom 9'10 x 11'8
Bedroom 7'8 x 13'5
Bedroom 8'2 x 13'2
Bedroom 7'8 x 10'8
Bedroom 8 x 11'2
Bathroom 7 x 9'5 AW
Shower 4'10 x 7'9

COUNCIL TAX

Band G = £2,655.75

HOME REPORT

Murray & Muir

PARTICULARS

Donald Ross for themselves and for the sellers of this property whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and that no person in the employment of Donald Ross has any authority to make or give any representation or warranty whatever in relation to this property. Intending purchasers must satisfy themselves, by inspection or otherwise, on all matters.

OFFERS

Offers must be submitted in Scottish legal form to the sole selling agents. Formal note of interest should be registered prior to offering. A closing date will only be notified to parties who have registered interest through their solicitors. The seller reserves the right to accept any offer at any time.

DISCLAIMER

We have done everything possible to ensure that the details included in this property schedule were correct at the time of going to print. Donald Ross will not be held liable for errors or omissions in this property schedule.



11 Beresford Terrace,
Ayr KA7 2ER
01292 288222
www.donaldross.co.uk



ESTATE & LETTING
AGENTS

FIRST FLOOR

Images are for illustration purposes only

