

1 Lamblash Gardens, Kilmarnock, KA3 1AB

House - Detached



Nestled in the charming area of Lamblash Gardens, Kilmarnock, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for both relaxation and privacy, catering to the needs of a growing family or those who enjoy hosting guests.

Spanning an impressive 1,066 square feet, the property boasts a thoughtful layout that maximises both functionality and flow. The living areas are designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The kitchen, equipped with modern amenities, provides a wonderful space for culinary creativity and family meals.

The surrounding area of Kilmarnock is known for its friendly community and convenient amenities, including local shops, schools, and parks, all within easy reach. This location not only offers a peaceful residential environment but also ensures that you are well-connected to the wider region.

This property presents a fantastic opportunity for those seeking a spacious and comfortable home in a desirable location. With its generous bedrooms and inviting living spaces, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.



GROUND FLOOR (Approximate dimensions)

	Imperial	Metric
LOUNGE	17' 5" x 12' 5" max's	4450 x 3790 max's
DINING	11' 4" x 8' 1"	3450 x 2460
BREAKFAST/KITCHEN	11' 4" x 10' 10"	3450 x 290
UTILITY	7' 4" x 5' 2"	2240 x 1580
W/C	5' 2" x 3' 8"	1580 x 1120
GARAGE	17' 5" x 8' 5"	5300 x 2570



FIRST FLOOR (Approximate dimensions)

	Imperial	Metric
BEDROOM 1	11' 9" x 11' 9" max's	3590 x 3570 max's
ENSUITE	6' 9" x 4' 6" max's	2050 x 1360 max's
BEDROOM 2	12' 8" x 10' 0" max's	3850 x 3060 max's
BEDROOM 3	13' 6" x 8' 9" max's	4110 x 2670 max's
BEDROOM 4	11' 7" x 9' 1" max's	3530 x 2770 max's
BATHROOM	6' 2" x 6' 2"	1890 x 1870

Particulars are not for contractual use, are only indicative & show typical layout, handing & sizes which may vary between plots



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