

# 8 Lamlash Gardens, Kilmarnock, KA3 1AB

## House - Detached



Nestled in the charming area of Lamlash Gardens, Kilmarnock, this delightful detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The house features two modern bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both privacy and communal living, making it a wonderful choice for families or those who enjoy hosting gatherings.

Situated in a peaceful neighbourhood, this property benefits from a tranquil setting while still being conveniently located near local amenities, schools, and transport links. The surrounding area offers a variety of parks and recreational facilities, perfect for outdoor enthusiasts and families alike.

This home presents an excellent opportunity for those looking to settle in a friendly community with a strong sense of belonging. With its spacious interiors and desirable location, this detached house in Lamlash Gardens is a must-see for anyone in search of their next family home.



### **GROUND FLOOR**

|                     |                 |
|---------------------|-----------------|
| Lounge              | 18'10" x 11'11" |
| Dining Room         | 10'6" x 9'9"    |
| Kitchen / Breakfast | 20'2" x 9'3"    |
| Utility             |                 |
| Washroom            |                 |

### **FIRST FLOOR**

|          |                |
|----------|----------------|
| Bed 1    | 12'6" x 11'11" |
| En-Suite |                |
| Bed 2    | 12'5" x 10'2"  |
| Bed 3    | 10'3" x 10'2"  |
| Bed 4    | 8'6" x 7'10"   |
| Bathroom |                |

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



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