



 **3**  
Bedrooms

 **1**  
Bathroom



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The accommodation is formed over two-levels comprising welcoming entrance hallway with french doors opening to the front facing lounge. Well-proportioned dining kitchen which houses an ample range of base and wall units with complementary worktops and tiled splash-back areas. Two double bedrooms, and a generous sized single bedroom.

The property benefits from easily maintained hard landscaped gardens to the front and rear.

## LOCATION

The accommodation is situated minutes from the main Primary and Secondary schools, transport links, local amenities and M77 motorway links. Kilmarnock town centre is within walking distance and enjoys excellent amenities which include an extensive range of local shops which cater for everyday requirements as well as a choice of banks and supermarkets. For the commuter there are good local transport links which include a rail link from Kilmarnock Town Centre adjoining the area to Glasgow City Centre and the Ayrshire coast. Additionally, there are established road links with the extensive M77 motorway network providing a fast and efficient route to Glasgow, Ayr, Prestwick and Prestwick International Airport. Leisure pursuits can be enjoyed at Dean Castle Country Park, the Galleon Leisure Centre as well as a choice of local golf clubs.

## Room sizes (Approx.)

**LOUNGE** 4.39m x 3.43m

**KITCHEN** 4.37m x 3.17m

**BEDROOM** 4.24m x 2.54m

**BEDROOM** 2.82m x 2.34m

**BEDROOM** 3.89m x 2.97m

**BATHROOM** 2.03m x 1.75m

EER – C

**NB\*\*\*This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.\*\*\***

**PARTICULARS** Property Matters Ltd 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 Property Matters Ltd 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