



 **3**  
Bedrooms

 **1**  
Bathroom



- Situated within a desirable locale
- Close to local amenities and transport links
- Minutes from M77 motorway links
- Spacious living throughout
- Walking distance to Kilmarnock Town Centre

Property Matters Online are delighted to present to the market this spacious three-bedroom end terraced house, ideally located within the sought after New Farm Loch area of Kilmarnock.

The accommodation offers generous living space throughout and is formed over two levels. The ground floor comprises a welcoming entrance hallway, bright front facing lounge, and a fitted kitchen with an open archway leading through to the dining room. The upper level hosts two well-proportioned double bedrooms, a generous single bedroom, and a modern wet room.

Further benefits include hard landscaped gardens to both the front and rear, offering low maintenance outdoor space. This property will appeal to a wide range of buyers and early viewing is advised.

#### LOCATION

The accommodation is ideally situated minutes from the new William McIlvanney Campus, transport links, motorway links and local Amenities. 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. This property must be viewed to be fully appreciated.

Viewings : by appointment only contact agent.

**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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Drummond Place, Kilmarnock, KA3

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
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