



**Estate Agency, Letting Agency & Property Maintenance**

LARN Number 1906034

T: 01563 531122 E: [kilmarnock@glowhomeslettingandsales.com](mailto:kilmarnock@glowhomeslettingandsales.com)

37 John Finnie Street, Kilmarnock, KA1 1BL

47-49 Vernon Street, Saltcoats, KA21 5HE



[WWW.GLOWHOMESLETTINGANDSALES.COM](http://WWW.GLOWHOMESLETTINGANDSALES.COM)

## Offers Over £85,000 Sinclair Court, Kilmarnock, KA3



- End of terrace villa
- Three double bedrooms
- New carpets throughout
- Large lounge
- Modern bathroom
- Private residents parking

11 Sinclair Court in New Farm Loch, Kilmarnock is offered to the market for sale by Glow Homes. This end of terrace villa is presented in good condition and offers well-proportioned living space over two floors. The property has had new carpets fitted and has been freshly painted.

On entering the villa there is a hallway providing access to all of the downstairs rooms and the stairs to the first floor. The spacious rear facing lounge has two large windows allowing plenty of natural light to flood the room and overlooks the back garden. The kitchen is fitted with oak floor and wall mounted units with a cream

worktop. There is a door from the kitchen to the back garden. On the ground floor there is also a small room which could be utilised as a home office or large storage area.

On the first floor of the villa there are three double bedrooms all overlooking the back garden. The modern shower room has wet wall panelling and comprises of a shower with pull round curtain, wc and wash hand basin with fitted vanity drawer.

The garden to the rear has matured plants and shrubbery and is fully enclosed with fencing. A large patio provides the perfect spot for outdoor furniture and al fresco dining. There is also a garden shed and an access gate to the side path.

Home Report is available on request.

Council Tax band B.

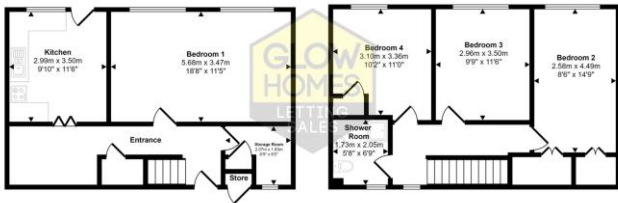
# Sinclair Court, Kilmarnock, KA3

-  
-  
-





Approx Gross Internal Area  
98 sq m / 1056 sq ft



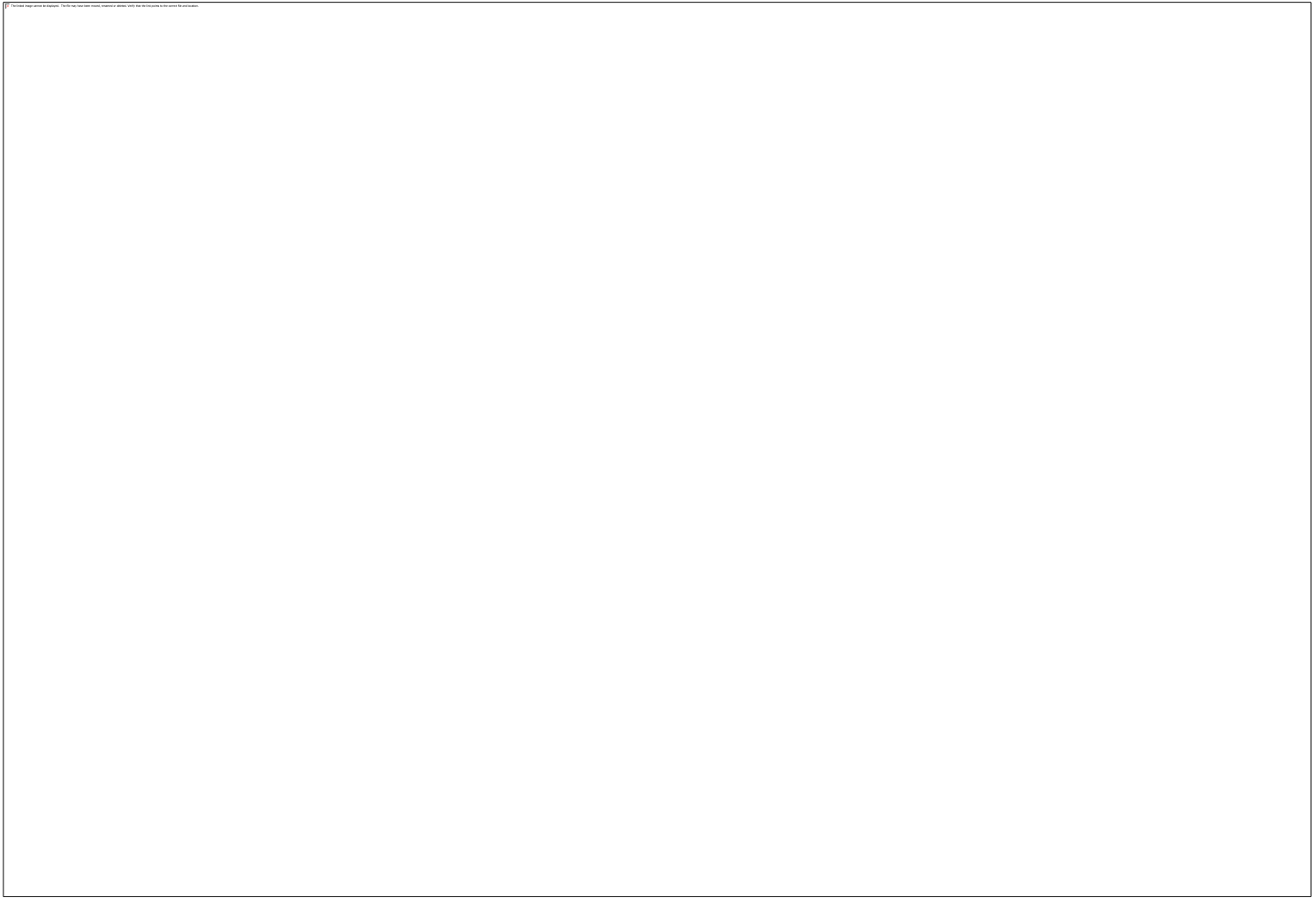
Ground Floor  
Approx 49 sq m / 524 sq ft

First Floor  
Approx 49 sq m / 532 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Maple Group's 360.

## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS GLOW HOMES AYRSHIRE

37 John Finnie St, Kilmarnock, KA1 1BL T: 01563 531122 E: kilmarnock@glowhomeslettingandsales.com W: <http://www.glowhomeslettingandsales.com/>

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GLOW HOMES AYRSHIRE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.