



Livingstone Court, Kilmarnock KA3 7QT

welcome to

Livingstone Court, Kilmarnock

Viewing is essential! Spacious three bedroom SEMI-VILLA is in immaculate order. Superb, mature and enclosed rear garden, designer kitchen and bathroom,, lounge, ample storage, open outlook, gas central heating and double glazing. close to schools and transport.





Ground Floor



First Floor

Reception Hallway

7' 5" x 3' 4" (2.26m x 1.02m)

Lounge

18' 9" into window x 11' 11" (5.71m into window x 3.63m)

Kitchen

16' 10" Into Window x 9' 9" (5.13m Into Window x 2.97m)

Upper Landing

10' 6" x 3' 4" narrowing to (3.20m x 1.02m narrowing to)

Bedroom One

12' 1" plus window x 11' 3" (3.68m plus window x 3.43m)

Bedroom Two

10' into window x 8' 7" (3.05m into window x 2.62m)

Bedroom Three

10' 7" into window x 6' 3" (3.23m into window x 1.91m)

Bathroom

6' 8" plus window x 6' 3" (2.03m plus window x 1.91m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Livingstone Court, Kilmarnock

- Semi-Villa
- Three Bedrooms
- Walk-In condition
- Excellent Home
- Enclosed, Mature Rear Garden

Tenure: Freehold EPC Rating: D

offers over

£80,000

Viewing is highly recommended for this really attractive and spacious SEMI-VILLA. The property has been professionally converted and offers well appointed accommodation that will appeal to many sectors of the market. The home enjoys open outlooks and has an eye-catching, enclosed rear garden with an array of shrubs, bushes and flowers, lawn and patio as well as a large shed with power and light. The property is well placed for local amenities and facilities and is close to schools and transport very quick access to the M77 which links the area north to Glasgow and south to Ayr. Kilmarnock has a range of shops, cafes, restaurants and bars with retails parks, parkland and leisure facilities. Kilmarnock train station offers regular commuter routes to Glasgow and its bus station has regular routes to local towns and villages as well as Ayr and Glasgow. The home comprises;reception hallway, lounge,(limestone fire surround) fitted designer kitchen with induction hob, oven and hood, integrated fridge and freezer, door to rear gardens, three bedrooms, modern tiled bathroom with over-bath shower, gas central heating and double glazing, ample storage.



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/KMK108299](https://www.allenandharris.co.uk/Property/KMK108299)



Property Ref:
KMK108299 - 0005

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