

property details **approval form**

34 Sherwood Road, Hurlford, KILMARNOCK, Ayrshire, Scotland, KA1 5DW

Date: 12 June 2024

Property Ref and Version: KMK108298 - 0005

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £95,000

Tenure: Freehold

>> **key features**

- > Semi-Detached Villa
- > Cul-de-sac setting
- > Three bedrooms
- > Family Home
- > Enclosed Garden
- > Well placed for amenities
- > Gas Central Heating
- > Substantial Family Home
- > EPC Rating: D

>> **short description**

Quietly situated at head of cul-de-sac but close to amenities such as schools, this substantial SEMI-DETACHED VILLA offers a great opportunity particularly for " family buyers". Three bedrooms, spacious lounge, kitchen, bathroom,boxroom, enclosed rear garden, gas central heating, double glazing.

>> **long description**

This substantial Semi-Villa enjoys a quiet and private cul-de-sac setting that will appeal in particular to those buyers looking for a spacious family home. With good sized accommodation, private garden, gas central heating and double glazing, it has a lot of looked for qualities in a family home. The property is close to the local primary school and within easy reach of local amenities and facilities. Kilmarnock town centre is close -by and there is quick access to the M77 which links the area north to Glasgow and south to Ayr. The property comprises: Entry hall, spacious lounge, boxroom, kitchen (door to enclosed rear garden) three good sized bedrooms and bathroom.

>> **directions**

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>> **room description**

Entry

9' 1" x 6' 1" (2.77m x 1.85m)

Lounge

19' 6" plus window x 10' 5" (5.94m plus window x 3.17m)

Boxroom

6' 2" into window x 5' 11" (1.88m into window x 1.80m)

Kitchen

12' 3" plus window x 9' 5" (3.73m plus window x 2.87m)

Upper Landing

Bedroom One

13' 7" plus window x 9' 4" (4.14m plus window x 2.84m)

Bedroom Two

10' 7" into window x 8' 5" (3.23m into window x 2.57m)

Bedroom Three

13' 10" plus window x 13' 6" (4.22m plus window x 4.11m)

Bathroom

6' 1" x 6' 6" (1.85m x 1.98m)

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>> **property images**



Your Allen & Harris office: 64 Bank Street, KILMARNOCK, Ayrshire, KA1 1EA
T 01563 528304 E kilmarnock@allenandharris.co.uk

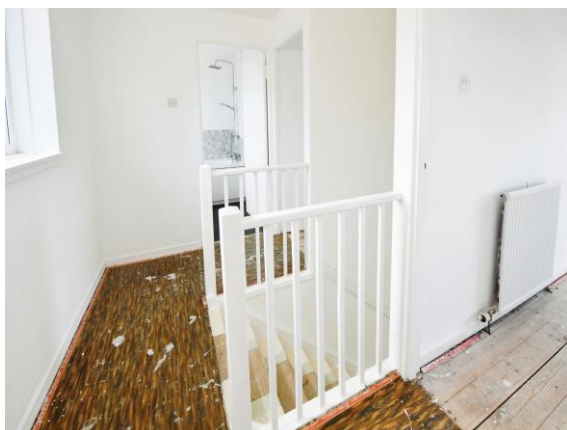
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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.floorplan.com

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>> **floor plan**

>> **approval**

	Signature	Date
David Richardson		
Mr S. Douglas		

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