



Marshall Gardens, Kilmaurs Kilmarnock KA3 2TZ

welcome to

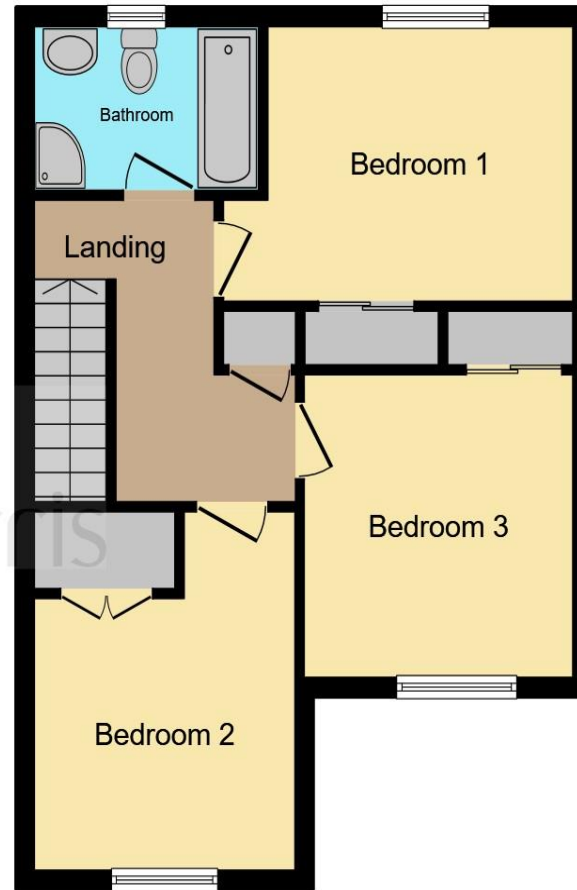
Marshall Gardens, Kilmaurs Kilmarnock

Introducing 57 Marshall Gardens, Kilmaurs. This beautiful, 3 bedroom detached villa occupies a prime corner plot location within this sought-after development constructed by Hope Homes.





Ground Floor



First Floor

Lounge

16' 6" x 12' 7" max excl recess (5.03m x 3.84m max excl recess)

Kitchen&dining Area

19' 11" x 9' 3" (6.07m x 2.82m)

Utility Room

9' 6" x 5' 9" (2.90m x 1.75m)

Bedroom 1

11' 4" excl door recess x 9' 9" excl w/drobe (3.45m excl door recess x 2.97m excl w/drobe)

Bedroom 2

9' 10" excl w/drobe+door recess x 9' 7" excl recess (3.00m excl w/drobe+door recess x 2.92m excl recess)

Bedroom 3

10' 5" excl w/drobe x 9' 11" excl recess (3.17m excl w/drobe x 3.02m excl recess)

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

Marshall Gardens, Kilmaurs Kilmarnock

- Modern Detached 3 Bedroom Villa
- Gated Monoblock 3 Car Driveway
- Feature Fireplace, Open Plan Dining/Kitchen Area
- Beautiful Rear Garden With Large Hut (Potential Office Space)
- 3 Double Bedrooms, Large Garage

Tenure: Freehold EPC Rating: C

offers over

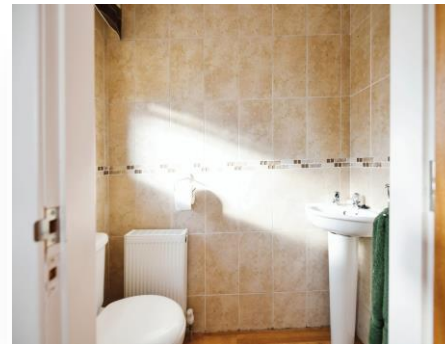
£235,000

Upon entering this lovely home you are greeted by a bright hallway with modern WC to the left and a generously sized lounge that effortlessly connects to the sizeable kitchen and dining area. Patio doors from the dining area lead to a large decking area then onto the beautifully landscaped, enclosed private gardens. The modern kitchen is enhanced by an integrated dishwasher, fridge and freezer. The ground floor further benefits from Karndean flooring throughout the hallway, lounge and dining area, a large utility room with washing machine which also provides access to the garden.

The stairs leading to the upper level of the home are enhanced by LED lighting. On this level you will find three double bedrooms, all offering ample wardrobe space. The bathroom, also on this level, comprises a wc, wash hand basin, shower cubicle and bath complemented by attractive ceramic tiling to the floor and walls as well as a mirrored vanity unit.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this home affords.

Kilmaurs is a small village located just off the M77. It offers a good range of amenities including a train station, with the town of Kilmarnock just 3 miles south. Here you will find ample retail and leisure opportunities, as well as transport links to Ayr, Glasgow and beyond. Local schooling is available at a primary level, for secondary schooling both Kilmarnock and Stewarton are nearby.



check out more properties at allenandharris.co.uk

Please note the marker reflects the postcode not the actual property



Property Ref:
KMK108410 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01563 528304



Kilmarnock@allenandharris.co.uk



64 Bank Street, KILMARNOCK, Ayrshire, KA1 1EA



allenandharris.co.uk