



**31 WOODLANDS GROVE, KILMARNOCK KA3 1TY**  
**Offers Over £215,000**









Superb opportunity to purchase this detached villa enjoying an excellent location within the much sought after quiet residential area of Kilmarnock. The property is located just off Glasgow Road close to Dean Park as such is well placed to benefit from the many amenities found locally. Kilmarnock offers many retail outlets and a wide selection of bars, restaurants and cafes. Public transport facilities include regular bus services with frequent rail travel from Kilmarnock Railway Station There are good road links providing easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre.

This extended family home provides spacious accommodation over two levels of welcoming reception hall with access to the kitchen, lounge, dining room, fourth bedroom, shower room and stairs to the upper landing. The lounge accesses the rear gardens via a double glazed door. The kitchen which has a rear facing window overlooking the gardens comprises a selection of floor standing mounted units, gas hob, electric oven and accesses the mature gardens to the side.

On the upper floor there are three spacious bedrooms, two offering good storage, and a large family bathroom.

The property benefits from double glazing, gas fired central heating, integrated garage to the side, private gardens to front and fully enclosed gardens to the rear with a large decking area.

Viewing is advised to appreciate the accommodation this family home has to offer.

**DIMENSIONS**

Lounge	15'1" x 10'9"
Dining room	10'7" x 10'3"
Kitchen	12'6" x 8'10"
Shower room	5'7" x 4'3"
Bedroom 1	13'2" x 11'10"
Bedroom 2	11'0" x 8'5"
Bedroom 3	11'6" x 6'4"
Bedroom 4	10'0" x 8'10"
Bathroom	6'3" x 6'3"

**COUNCIL TAX**

Band E

**ENERGY RATING**

D

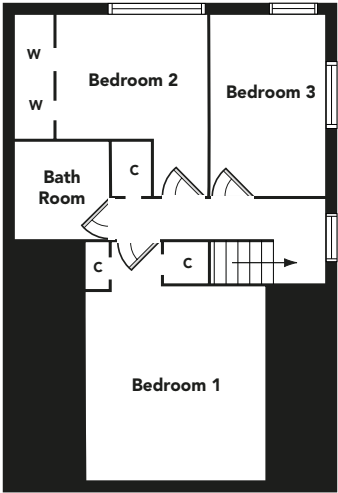
**FEATURES**

- Popular sought after location
- Close to all amenities
- Schooling nearby
- Four bedrooms
- Gas central heating
- Double glazing
- Viewing recommended

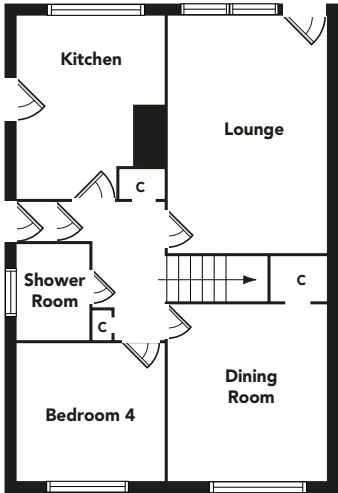
**INCLUSIONS**

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans



### TRAVEL DIRECTIONS

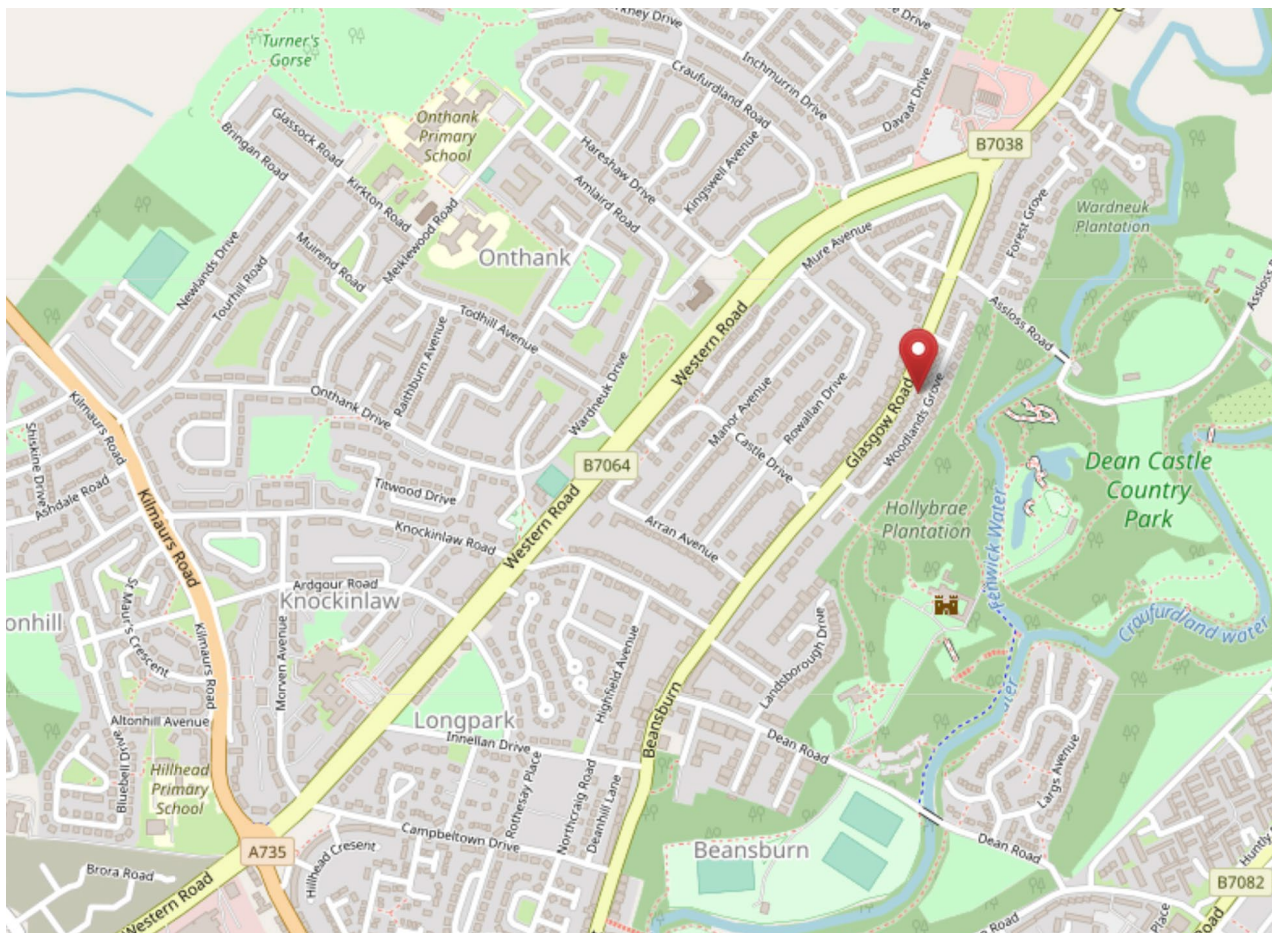
Travelling towards Kilmarnock Town Centre on Glasgow Road from the roundabout at Western Road take the second turning on the left into Woodlands Grove, at T junction turn right and the property sits on the right hand side.

### VIEWING

Strictly by appointment through Barnetts on 01563 522137.

### ENTRY DATE

By arrangement



### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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