



17 Oak Place, Kilmarnock KA1 2EU
Offers Over £165,000





Seldom available extended semi detached villa enjoying a superb location within the Grange estate and just a short distance from Kilmarnock town centre.

This spacious extended property which does require a degree of general upgrading provides accommodation of reception hall with access to the large lounge and dining room, with stairs to the upper landing where there are two bedrooms and a large bathroom. The large bright lounge has a box window formation with windows to the front, the dining room allows access to the kitchen to the side and to the rear the inner hallway with access to a cloak room incorporating a two piece suite and a large double bedroom to the rear which could serve as a further public room.

The property benefits from excellent storage space, gas central heating, double glazing, gardens to the front and rear with a long driveway to the side leading to a space for a single garage.

This property enjoys an excellent location within a much sought after residential location just off Irvine Road and a short distance from Kilmarnock town centre. Kilmarnock offers a wide selection of supermarkets, bars, restaurants and cafes. Public transport facilities include a regular bus service connecting from Kilmarnock to Irvine with frequent rail travel from Kilmarnock Railway Station. Schooling is available locally at primary level with secondary level education. University Crosshouse Hospital is a short distance from the property. There are excellent road links providing access to the A71, A77 and M77 Motorway. Annanhill Golf Course is also near by.

DIMENSIONS

Lounge	18'6" x 12'6"
Kitchen	11'2" x 9'5"
Bedroom(rear)	11'7" x 9'5"
Dining Room	11'2" x 9'5"
Bedroom 1	16'2" x 11'10"
Bedroom 2	12'2" x 11'2"
Bath room	7'10" x 6'1"

COUNCIL TAX

Band E

ENERGY RATING

E

FEATURES

Attractively priced extended property
 Fabulous location
 General modernisation required throughout.
 Good public transport services
 Bright spacious lounge
 Double glazing
 Viewing essential

INCLUSIONS

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



Floorplans are indicative only - not to scale
 Produced by [Plushplans](#)



TRAVEL DIRECTIONS

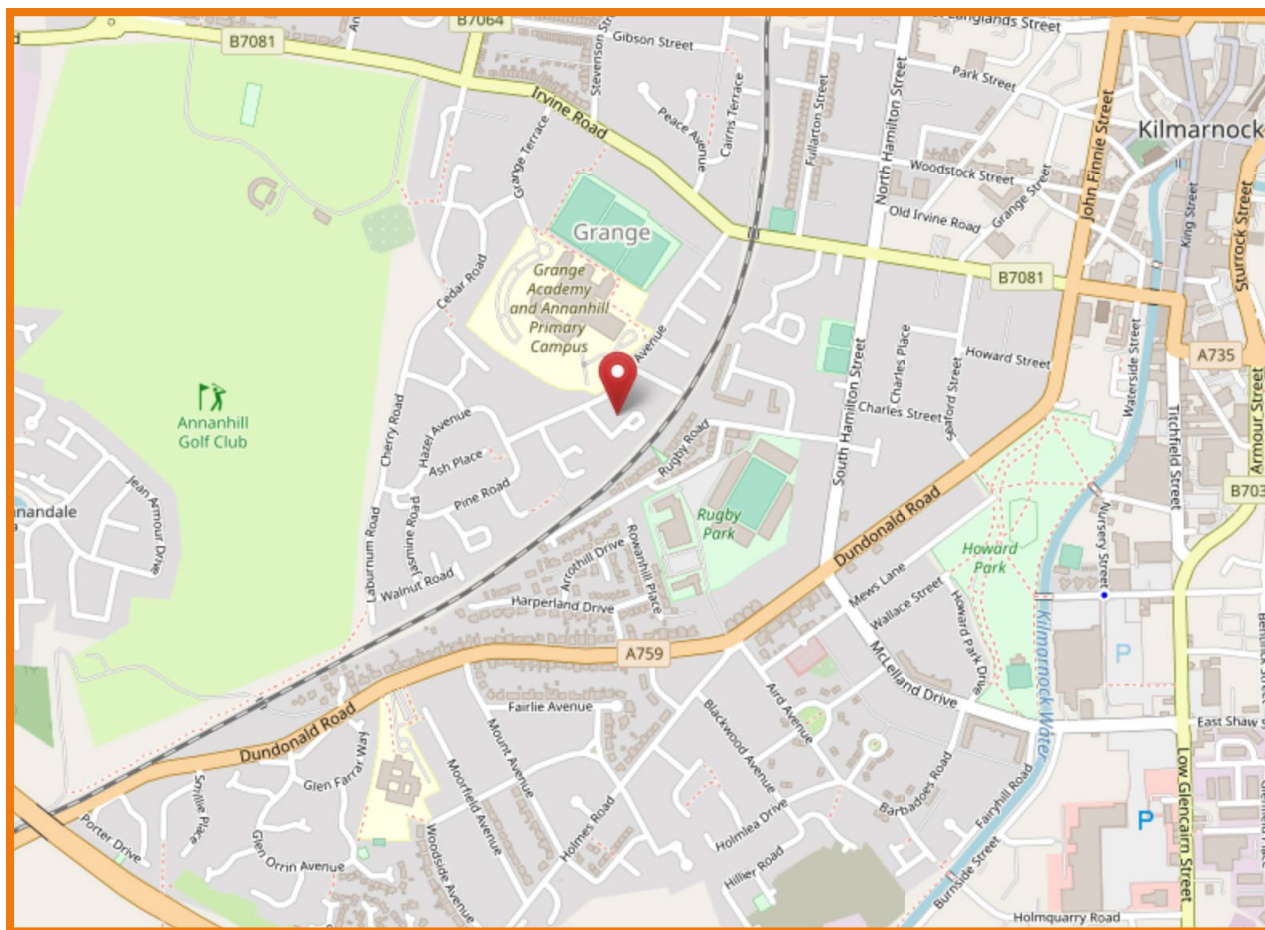
Travelling from Kilmarnock town centre on Irvine Road turn left into Beech Avenue, continue passing through the roundabout adjacent to Grange Academy, taking the next turning on the left in to Oak Place.

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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