



2 New Gill Haw, Moscow KA4 8PT
Offers Over £225,000





Fantastic opportunity to purchase this deceptively very spacious beautifully presented extended MODERN SEMI DETACHED VILLA enjoying a peaceful setting adjacent to farmland and located within the popular Ayrshire village of Moscow approximately three miles from Galston and five miles from Kilmarnock.

Nearby Galston offers a range of shops catering for all day to day requirements including supermarket shopping within the nearby Co-operative supermarket. More extensive shopping facilities to include many High Street names as well as a variety of supermarkets can be found within the nearby town of Kilmarnock. Schooling is available locally at both primary and secondary levels and public transport facilities within the area including regular bus services to Kilmarnock, with Kilmarnock itself offering excellent rail services. There are, in addition to this, good road links providing direct easy access to the M77 and M8 Motorway network.

This lovely family home has accommodation over two levels comprising, on the lower-level reception hall to the large bright lounge, dining kitchen, under stair cloakroom with a two piece suite and deep cupboard to the side of the entrance. The spacious lounge is open plan to the extended family room with fabulous views, multi-fuel log burning stove and French doors to the decking area to the rear. The large dining kitchen has an extensive range of floor standing and wall mounted units and benefits from integrated appliances, ample space for a large dining table and chairs and easy access to the rear garden via the French doors.

On the upper floor there are three well proportioned bedrooms, two to the rear and the master with an en suite shower room with lovely tiled flooring and wall tiling to half height. There is also a family sized bathroom offering three piece suite with shower over bath located on this floor.

Features of this home include, LPG fired boiler located within the kitchen, double glazing throughout, garden grounds to the front, side and rear of the property overlaid in areas of lawn, timber decking, stone chips and monoblock which forms a driveway to the front for off street parking for two cars.

The agents have no hesitation in recommending early viewing of this spacious and well presented family home.

DIMENSIONS

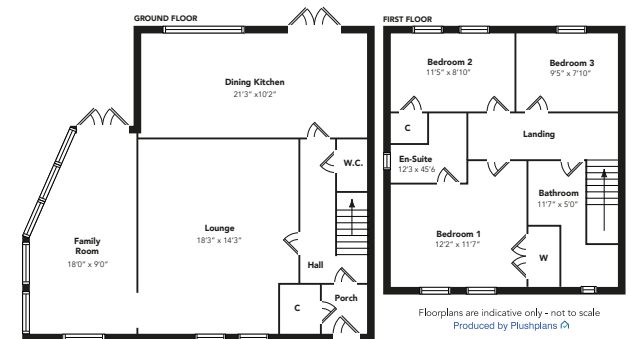
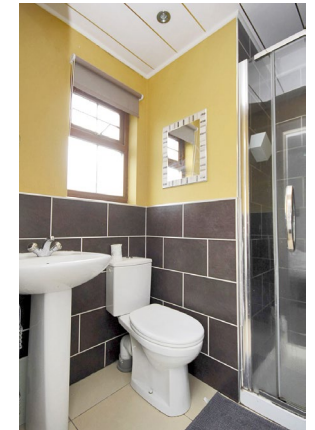
Lounge	18'3" x 14'3"
Dining Kitchen	21'3" x 10'2"
Family room	18'0" x 9'0"
Bedroom 1	12'2" x 11'7"
Bedroom 2	11'5" x 8'10"
Bedroom 3	9'5" x 7'10"
Bathroom	11'7" x 5'0"

FEATURES

- Deceptively spacious extended family home
- Multi fuel log burning stove
- Three double bedrooms
- Modern kitchen with access to gardens overlooking farmland
- Double glazing
- Gas central heating.
- Off street parking
- Viewing recommended

INCLUSIONS

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



COUNCIL TAX
Band E

ENERGY RATING
D



TRAVEL DIRECTIONS

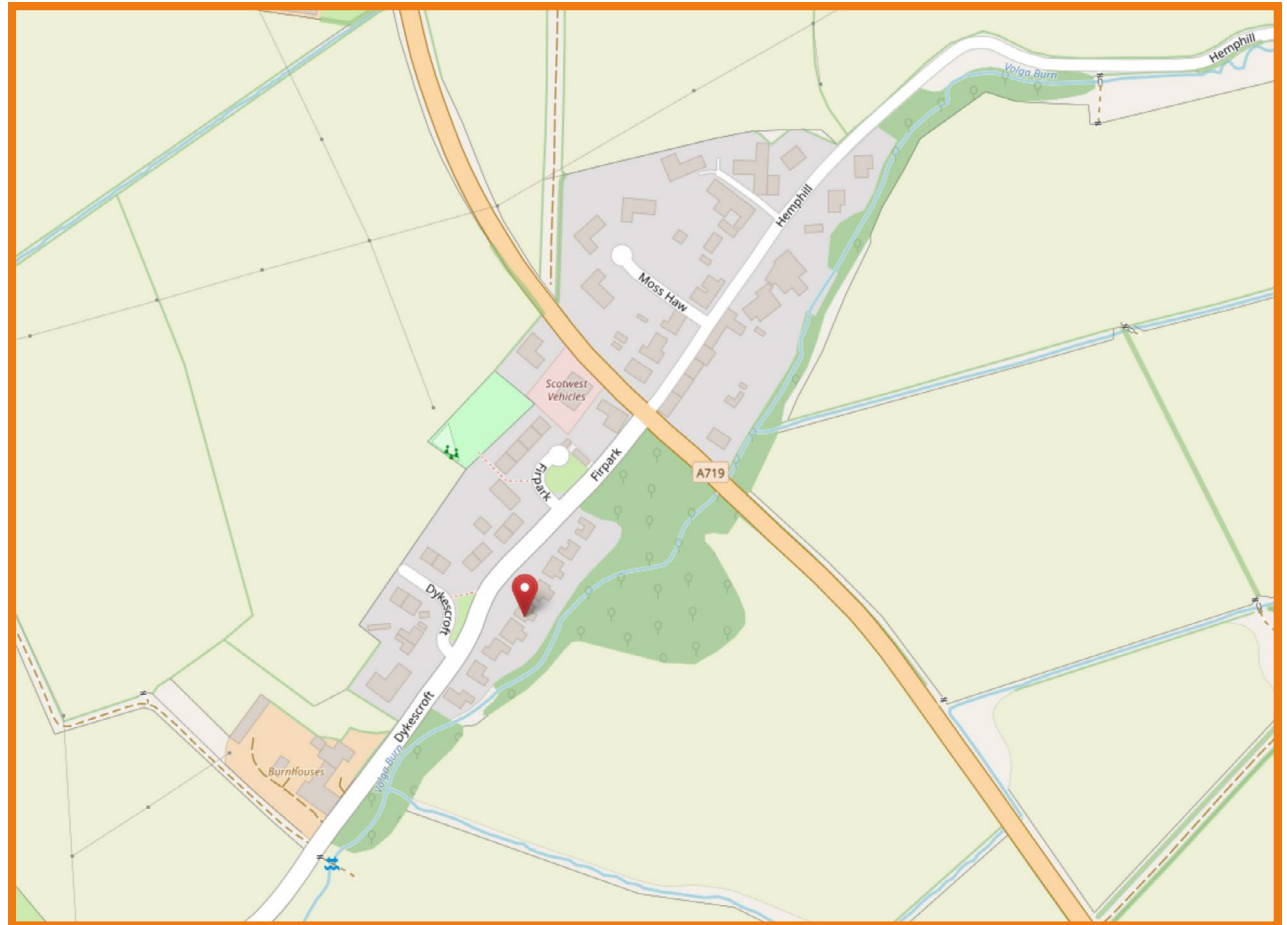
Travelling from the A71, proceed towards Galston from A77, pass through Waterside. On entering Moscow turn right onto Firpark, continue onto New Gill Haw, the property is towards the end on the left hand side.

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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