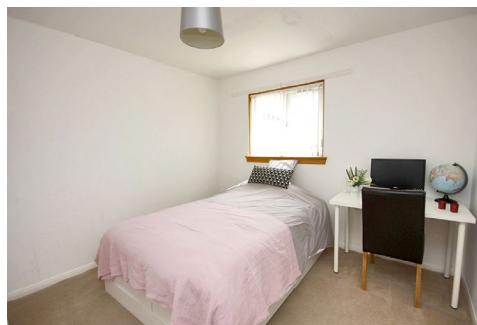
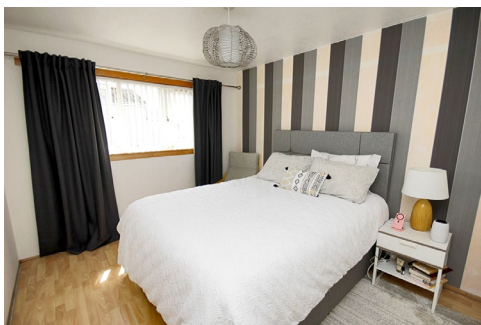




30 Maxwell Court, Kilmarnock KA3 7TA
Offers Over £87,500

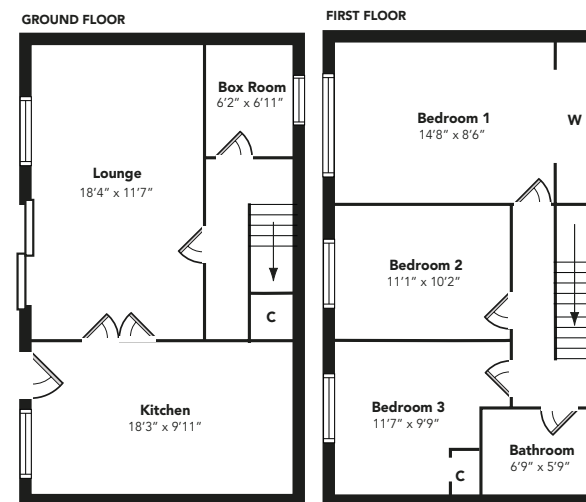




The property is found within the New Farm Loch area of Kilmarnock just off the A77 and as such is ideally placed to benefit from the wide and varied amenities found locally. Kilmarnock offers a wide selection of bars, restaurants with supermarket shopping easily accessible. Recreational pursuits locally are also excellent and include the Dean Castle Country Park, Kay Park, Galleon Leisure Centre, and Annanhill Golf Course. Public transport facilities include regular bus services on Kennedy Drive and Grassyards Road with frequent rail travel from Kilmarnock Town Centre. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre. Schooling is available locally at both primary and secondary levels.

This spacious well maintained family home offers excellent accommodation over two levels of large reception hall, bright lounge with windows to the rear, access to rear gardens via patio doors and access to the large dining kitchen via French doors including an extensive range of floor standing and wall mounted units finished in beech with contrasting work surface area, induction hob, oven and hood, space for a free standing washing machine and tumble dryer. The kitchen also provides access to the rear gardens. Also located on the ground floor there is a useful box room providing excellent storage. On the upper level there are three well proportioned double bedrooms and a bathroom with a three piece suite. Features of the property include double glazing throughout, good garden grounds to the rear and gas central heating with a condensing boiler.

The agents would strongly recommend early internal viewing.



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

DIMENSIONS

Lounge	18'4" x 11'7"
Kitchen	18'3" x 9'11"
Box room	6'2" x 6'11"
Bedroom one	14'8" x 8'6"
Bedroom two	11'1" x 10'2"
Bedroom three	11'7" x 9'9"
Bathroom	6'9" x 5'9"

COUNCIL TAX

Band B

ENERGY RATING

C

FEATURES

Well presented throughout
Bright lounge
Large dining kitchen
Ample storage
Excellent location
Close to all amenities
Three double bedrooms
Viewing essential

INCLUSIONS

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



TRAVEL DIRECTIONS

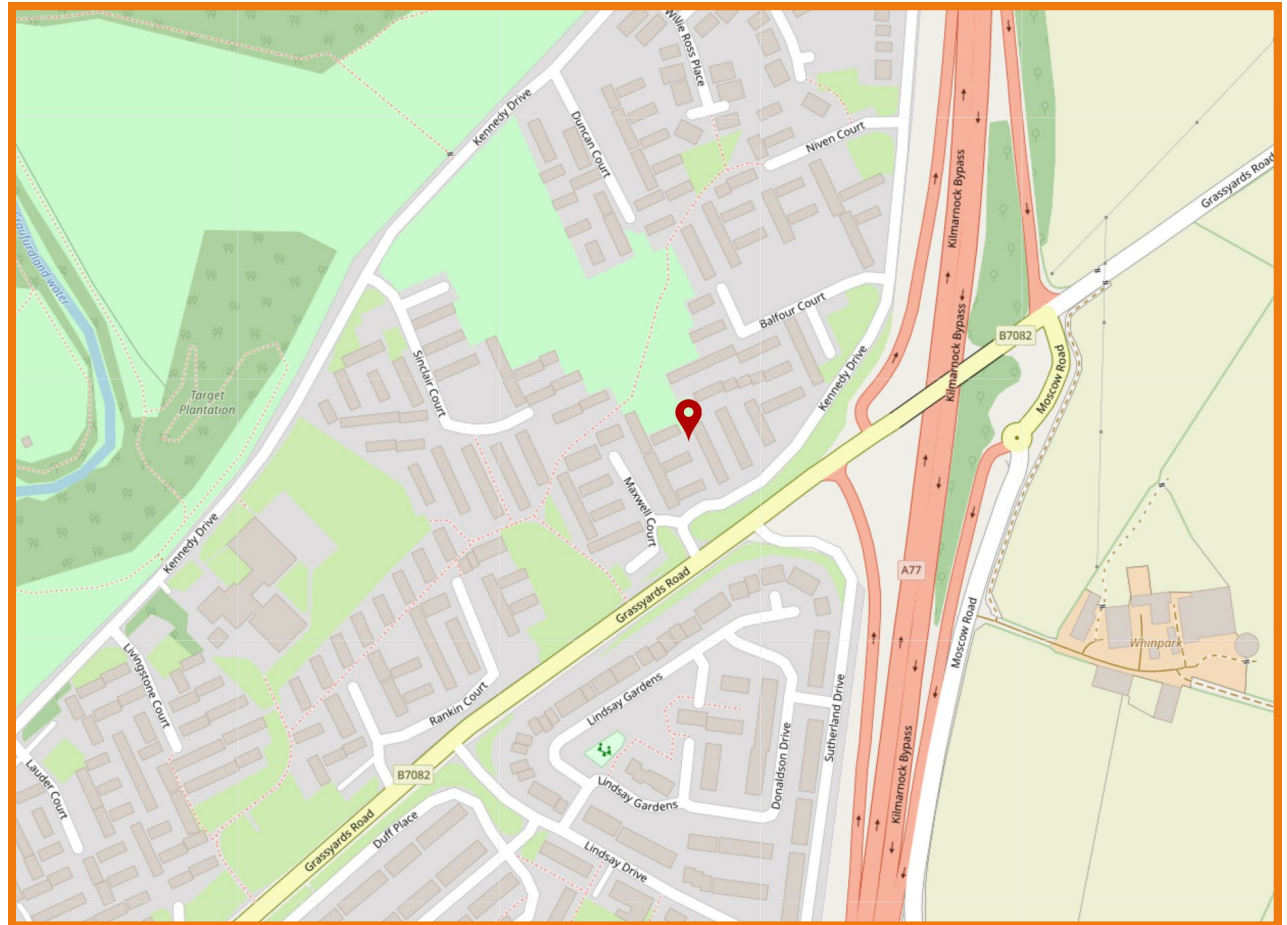
Travelling east from Kilmarnock Town Centre on London Road (B7073) turn left at traffic light junction onto Holehouse Road. Continue taking second turning on the left onto Grassyards Road, pass St Josephs to the left turning left into Kennedy Drive, then immediately left into Maxwell Court

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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