



15 Kirkmuir Drive, Stewarton KA3 3HP
Offers Over £95,000





Excellent opportunity to purchase this rarely available beautifully presented two bedroom MID TERRACED VILLA offering good first family accommodation within this highly regarded and much sought after residential area close to the centre of Stewarton.

A variety of local shops are found on the Main Street of Stewarton catering for all day to day requirements and to include a Sainsbury's Supermarket. The property lies within easy reach of the M77 Motorway and provides excellent commuting links to Ayr, Glasgow and the M8 Motorway. Public transport facilities within Stewarton are excellent and include both bus and rail services from the nearby Rail Station which offers a fast and efficient service to Glasgow City Centre. Schooling is found locally and both primary and secondary levels.

This home offers accommodation comprising entrance porch leading directly to the lounge, the bright spacious lounge has open plan stairs leading to the upper landing and to the rear is access to the modern kitchen. The kitchen with access to the fully enclosed gardens has an extensive range of modern floor standing and wall mounted units including integrated fridge/freezer, washer/dryer and dishwasher, eye level oven and grill and separate gas hob with a breakfast bar to the side overlooking the rear gardens.

On the upper floor there are two bedrooms, both with integrated wardrobe space, and a modern internal bathroom with a three piece suite.

Features of this property include new carpets throughout, freshly painted, mono blocked driveway to front offering off-street parking, garage located in the communal parking area, all new UPVC double glazing fitted 2023, gas central heating and enclosed private gardens to rear.

The agents have no hesitation in strongly recommending early internal viewing to appreciate the accommodation this home provides.

DIMENSIONS

Lounge	15'8" x 11'6"
Kitchen	9'7" x 11'6"
Bedroom one	10'10" x 11'6"
Bedroom two	6'10" x 11'6"
Bathroom	5'9" x 5'0"

COUNCIL TAX

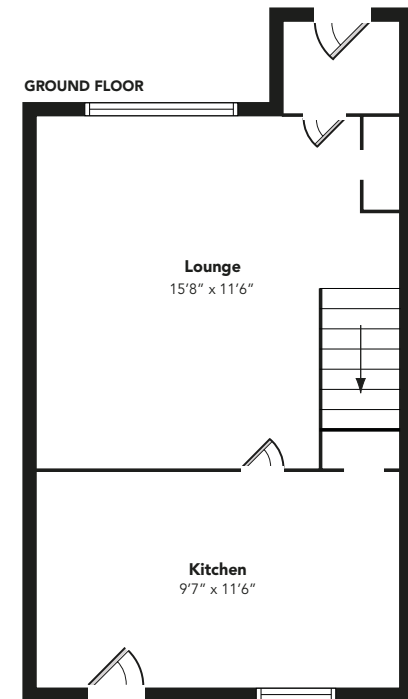
Band B

ENERGY RATING

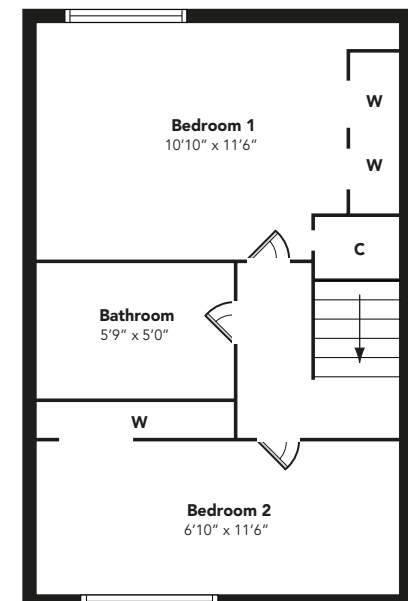
C

FEATURES

- Popular sought after location
- Two bedrooms
- Enclosed rear gardens
- Excellent public transport services
- Easy access to M77
- Viewing essential



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

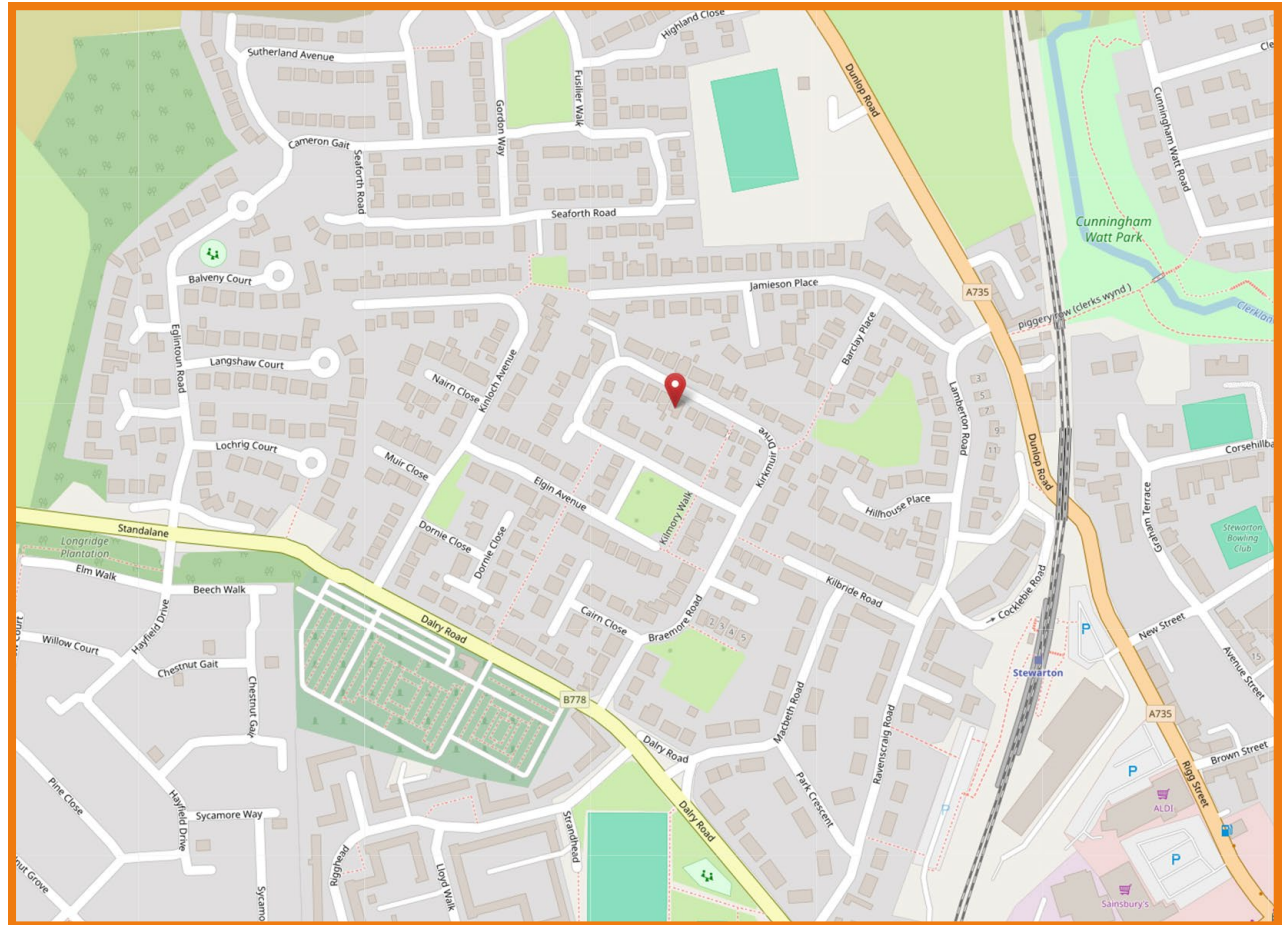
Travelling south along High Street, continue into Main Street, straight ahead at the junction with Rig Street and Vennel Street on the left. Turn right a short distance further along into Standa Lane. Continue into Dalry Road turning right into Braemore Road, take the second left into Kirkmuir Drive, the property sits on the left.

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.



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137
F. 01563 571 382

Email. property@barnettslaw.co.uk
Website: www.barnettslaw.co.uk