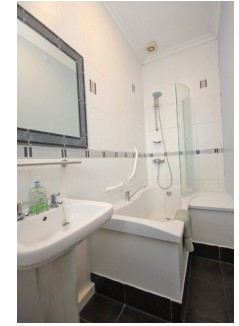




**22 Dundonald Road, Kilmarnock KA1 1EG**  
**Offers Over £195,000**





Fabulous opportunity to purchase this rarely available IMPRESSIVE TRADITIONAL SEMI DETACHED VILLA requiring a degree of attention and found within this much sought after residential area adjacent to the centre of Kilmarnock.

This property enjoys an excellent location just a short distance from Kilmarnock town centre. There is a selection of nearby shops catering for all day to day requirements with supermarket shopping easily accessible. More extensive shopping facilities can be found within Kilmarnock town centre which features many high street names. Public transport services locally include regular bus services on nearby Irvine Road with frequent rail travel from Kilmarnock railway station found within close proximity. Kilmarnock town centre also offers an excellent choice of bars, restaurants and cafes.

As stated the property does need attention to a couple of areas the level of this has been reflected in the asking price. This fabulous property offers original accommodation over two floors, the large traditional reception hallway provides access to all apartments on the ground floor. To the front of the villa is the lounge, to the rear is the dining room, which could be used as a fourth bedroom and magnificent dining kitchen with access to the side and rear of the property. On the upper floor there are three bedrooms, master with bay window to the front, and the family bathroom. Floored loft area offering scope for an extra bedroom or living space.

The property has private parking to the front, with a communal pathway leading to the enclosed private easily maintained gardens to the rear. Within the garden there is a selection of timber outbuildings.

This property offers superb potential to be a fantastic family home and early viewing is strongly encouraged to fully see the potential this home has.

#### DIMENSIONS

Lounge	20'5" x 16'0"
Dining room	14'0" x 11'2"
Dining Kitchen	20'5" x 12'9"
Bathroom	10'6" x 3'10"
Bedroom 1	20'2" x 14'0"
Bedroom 2	14'0" x 11'4"
Bedroom 2	10'2" x 8'2"

#### COUNCIL TAX

Band E

#### ENERGY RATING

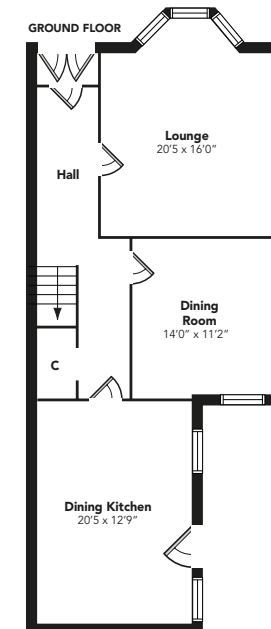
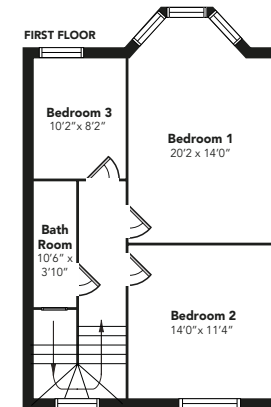
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#### FEATURES

Excellent location  
 Attention required  
 Good public transport services  
 Two public rooms  
 Three bedrooms  
 Floored loft area offering scope for development  
 Gas central heating with recent new boiler  
 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

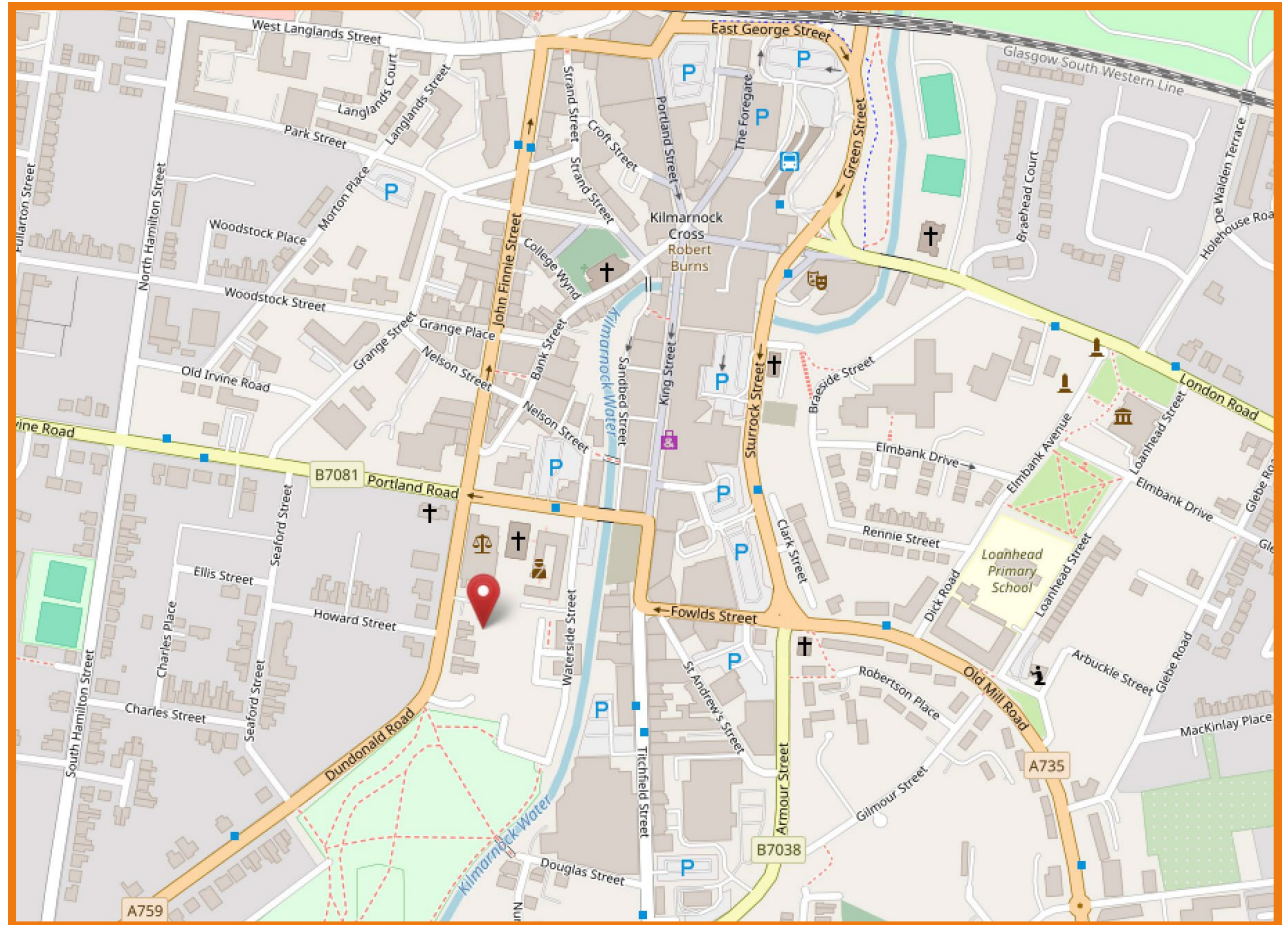
Travelling from Kilmarnock town centre on Dundonald Road, number 22 sits on the left hand side.

### 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.



**7-9 Grange Place, Kilmarnock KA1 2BH**

**T. 01563 522 137**  
**F. 01563 571 382**

**Email. [property@barnettslaw.co.uk](mailto:property@barnettslaw.co.uk)**  
**Website: [www.barnettslaw.co.uk](http://www.barnettslaw.co.uk)**