



**74 Morris Crescent, Hurlford KA1 5BH**  
**Offers Over £85,000**









Fabulous opportunity to purchase this very well presented and spacious SEMI DETACHED VILLA found within a sought after location in the popular Ayrshire Village of Hurlford and just a short distance from the nearby A77 By-pass.

The village of Hurlford offers a range of amenities including shops catering for all day-to-day requirements. More extensive facilities can be found within the nearby town of Kilmarnock which offers many High Street names as well as an excellent choice of supermarkets. Public transport locally includes regular bus services on Hurlford Main Street with frequent rail travel available from Kilmarnock. Hurlford is conveniently placed just a short distance from the A77/M77 Motorway providing commuting to Glasgow City Centre as well as all major Ayrshire towns.

Occupying a larger plot this property provides excellent first family accommodation over two floors of L shaped reception hallway, spacious lounge with front facing windows. The bright spacious kitchen accessed from the reception hall has an extensive range of modern floor standing and wall mounted units with an inset gas hob, inset electric oven and plumbing for a washing machine, the kitchen provides access to the very spacious private rear gardens.

Further accommodation on the upper floor includes two large double bedrooms and a large bathroom with a three piece suite as well as a separate shower cubicle.

Within the lower hallway there is a deep cupboard providing good storage.

Features of this property include superb private gardens, double glazing, gas central heating with a combination boiler and a driveway to the side leading to a single garage.

#### DIMENSIONS

|           |               |
|-----------|---------------|
| Lounge    | 13'9" x 12'5" |
| Kitchen   | 18'9" x 6'4"  |
| Bedroom 1 | 15'8" x 9'11" |
| Bedroom 2 | 11'5" x 9'1"  |
| Bathroom  | 9'0" x 7'10"  |

#### COUNCIL TAX

Band A

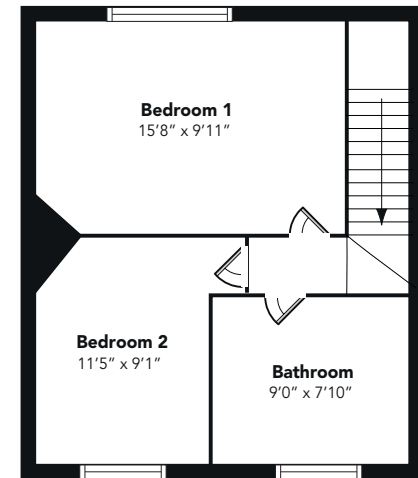
#### ENERGY RATING

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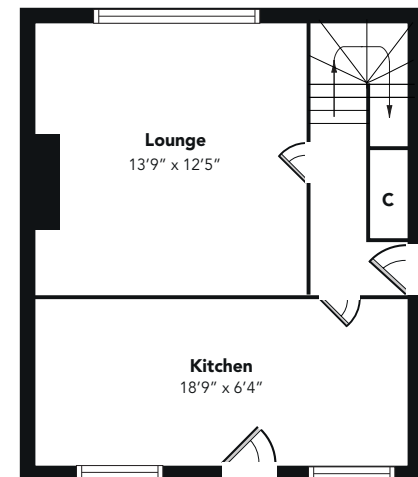
#### FEATURES

Very well presented  
 Two double bedrooms  
 Spacious lounge  
 Good storage  
 Large gardens with driveway and garage  
 Gas central heating  
 Double glazing  
 Viewing recommended

#### FIRST FLOOR



#### GROUND FLOOR



Floorplans are indicative only - not to scale  
 Produced by Plushplans



### TRAVEL DIRECTIONS

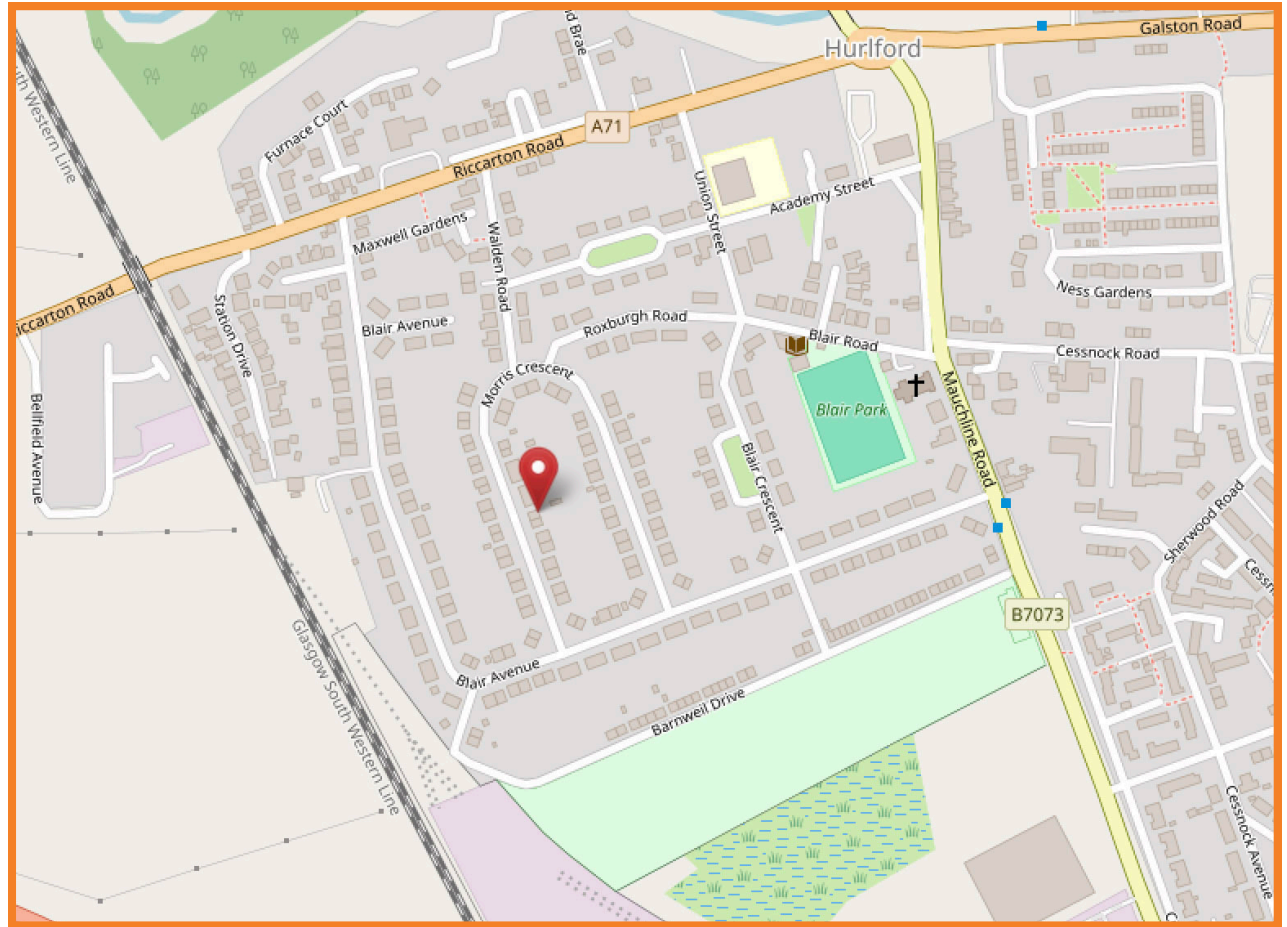
Travelling to Hurlford from Kilmarnock on the B7073 (London Road), follow on to Main Road through Crookedholm and then into the village of Hurlford. At roundabout take the second exit onto Mauchline Road, turn right into Blair Avenue, then third right into Morris Crescent where the property sits on the 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.



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