



3 Uist Lane, Kilmarnock KA3 2GL
Offers Over £149,995





This well presented bright and spacious SEMI DETACHED VILLA is found within the much sought after modern Southcraigs estate with similar styled properties. The property, found just off Southcraigs Drive, is ideally placed a short distance from the M77 Motorway providing fast easy access to Glasgow City Centre as well as all major Ayrshire towns. There are a variety of shopping facilities found a short distance from the property to include a large Tesco Supermarket. Further shopping can be found within Kilmarnock Town Centre to include many High Street. Public transport facilities include regular train services from Kilmarnock station as well as frequent bus travel on Glasgow Road. Schooling is available locally at both primary and secondary levels.

This spacious property presented in walk in condition offers family accommodation over two levels comprising entrance porch with direct access to the spacious lounge with a window formation to the front, open plan stairs and access to the dining kitchen to the rear. The large dining kitchen is accessed to the rear of the lounge and provides access to the enclosed large private gardens via patio doors. There is a utility cupboard adjacent to the kitchen with plumbing for a washing machine this was formerly a cloak room with a two-piece suite.

On the upper level there are three well-proportioned bedrooms, master with ensuite shower room, and a modern family bathroom with a three-piece suite.

Features of this property include a driveway to front providing off-street parking and accessing a single garage, gas central heating, double glazing and good sized fully enclosed private garden grounds to rear.

The agents have no hesitation in strongly recommending early internal viewing of this spacious family home.

DIMENSIONS

Lounge	16'6" x 11'8"
Dining kitchen	18'2" x 10'2"
Cloakroom/Utility	6'10" x 3'6"
Master Bedroom	12'3" x 11'3"
En Suite Shower	8'5" x 3'6"
Bedroom Two	10'5" x 9'0"
Bedroom Three	8'4" x 9'0"
Bathroom	7'11" x 5'9"

FEATURES

- Sought after location
- Spacious family home
- Three bedrooms
- Gas Central Heating
- Double Glazing
- Fabulous large gardens

COUNCIL TAX

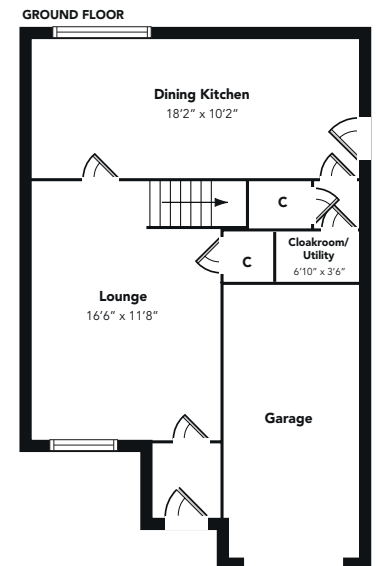
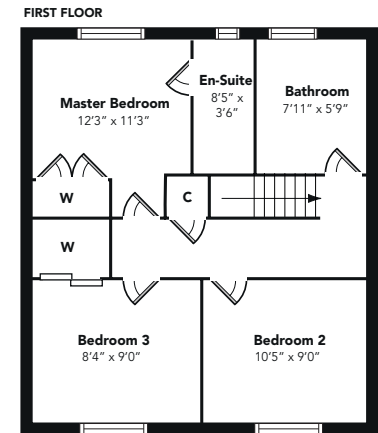
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INCLUSIONS

Fitted wardrobes within master bedroom, floorcoverings, light fittings, kitchen and bathroom fixtures and fittings, appliances and any other negotiable items.

ENERGY RATING

C



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

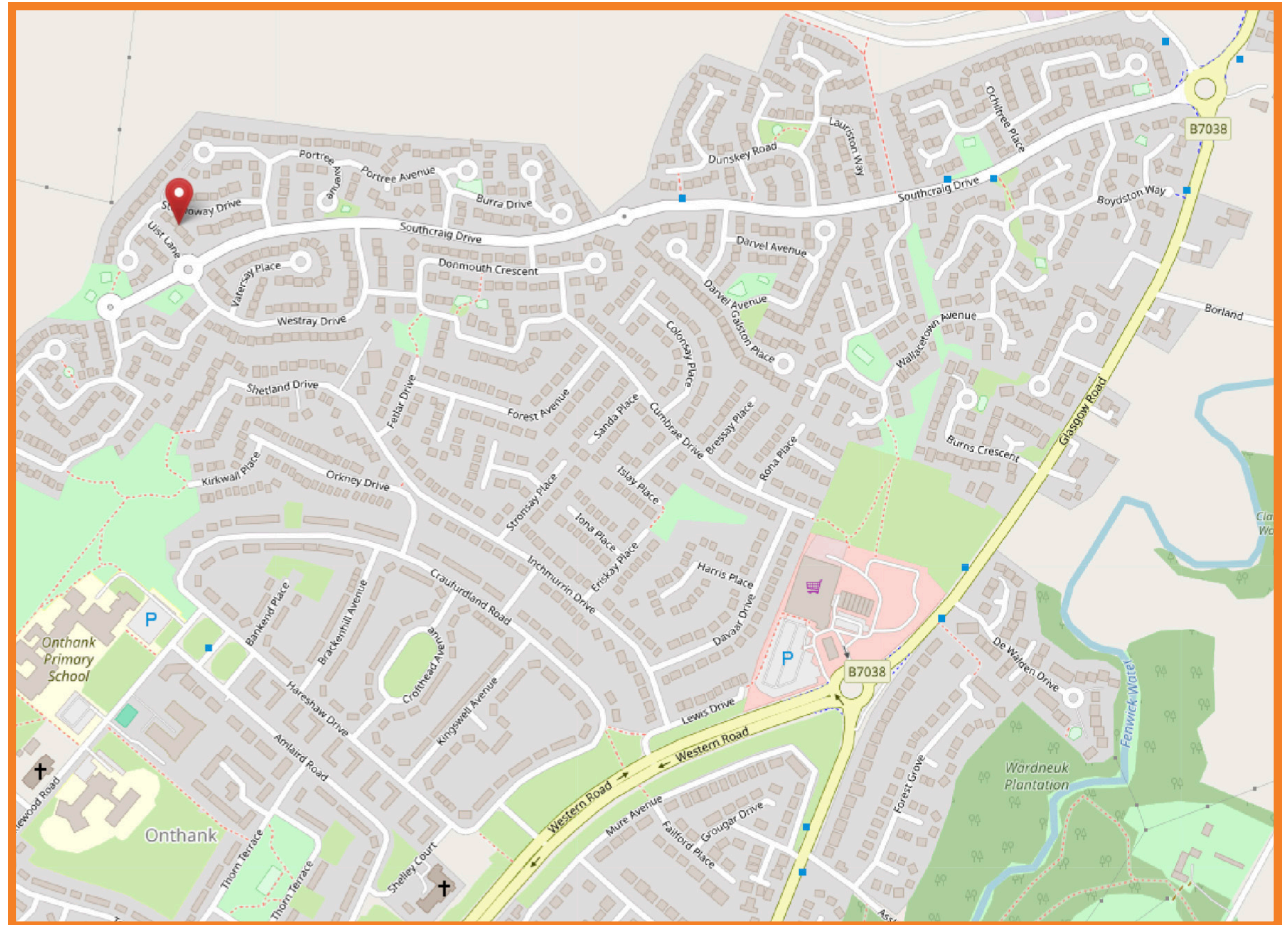
Travelling from the Southcraigs Roundabout on Southcraigs Drive continue to the second roundabout turning right into Uist Lane, the property sits on the left hand side.

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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