



**28 Simons Crescent, Caprington, Kilmarnock KA1 4UU**  
**Fixed Price £110,000**

Attractively priced SEMI-DETACHED VILLA offering excellent family accommodation and located within this popular and highly regarded Caprington area of Kilmarnock

Although requiring general modernisation throughout the property offers an excellent level of family accommodation over two levels comprising on the lower level, large entrance hall with stairs leading to the upper landing, to the side a bright spacious lounge with a front and rear facing windows with a pleasant outlook over the rear gardens and accessing the kitchen to the side. The kitchen in turn provides access to the rear utility room with access to the rear gardens.

On the upper floor there are three well-proportioned bedrooms and an older style bathroom with a three-piece suite.

Externally, the property has a driveway to the side and large very private gardens to the rear.

This property is ideally placed to benefit from the amenities found within the neighbouring area, there are a selection of shops within close proximity which cater for day to day requirements. Caprington Golf Course and Caprington Woods are a short distance from the property. More extensive shopping can be found within Kilmarnock town centre which includes High Street shopping, sport and recreational facilities as well as a wide selection of bars, restaurants and cafes. Public transport services locally include a regular bus service on Ayr Road accessing Kilmarnock town centre with frequent rail travel from Kilmarnock to Glasgow and destinations throughout Scotland. Schooling is available locally at primary and secondary levels and for the motorist there are good road links close by with easy access to the nearby A77/M77 Motorway.

The agents would strongly recommend early internal viewing of this attractively priced semi-detached villa, the asking price has been set to reflect the level of upgrading required.



#### DIMENSIONS

Lounge	20'0" x 10'8"
Kitchen	12'7" x 10'8"
Bedroom one	12'8" x 12'8"
Bedroom two	12'4" x 10'10"
Bedroom three	8'11" x 7'10"
Bathroom	6'9" x 5'6"
Utility room	7'7" x 6'3"

#### FEATURES

Popular location  
 Modernisation and upgrading required throughout  
 Three bedrooms  
 Spacious lounge  
 Large private gardens to the rear  
 Viewing recommended

#### VIEWING

Strictly by appointment through Bar-  
 netts on  
 01563 522 137.

#### ENTRY DATE

By arrangement

#### COUNCIL TAX

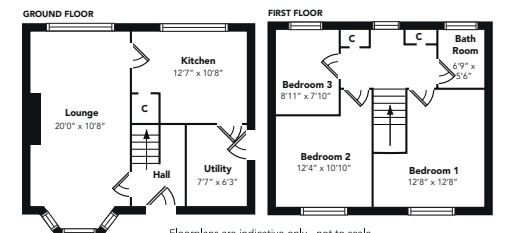
Band D

#### ENERGY RATING

F

#### TRAVEL DIRECTIONS

Travelling away from Kilmarnock on Ayr Road, turn right prior to Caprington Golf Course onto Cunninghame Drive, first right into Scargie Road then right into Simons Crescent, the property sits on the right hand side.



#### 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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