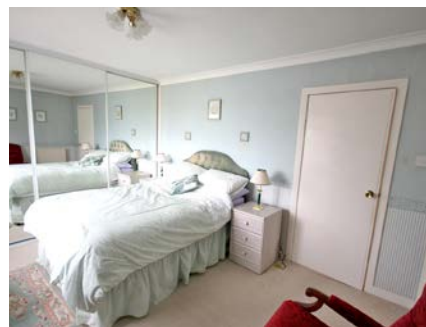




**16 Lainshaw Avenue, Kilmarnock KA1 4RY**  
**Offers Over £93,000**







Ideal opportunity to purchase this well maintained SEMI DETACHED VILLA enjoying an excellent location within this popular and sought after residential area of Kilmarnock, just off Ayr Road.

The property is ideally placed to benefit from the various amenities found within the area including a selection of shops within walking distance catering for all day to day requirements with more extensive shopping available in Kilmarnock offering a wide selection of supermarkets, bars, restaurants and cafes. Public transport facilities include regular bus services connecting to Kilmarnock Town Centre and all areas beyond with Kilmarnock itself providing frequent rail travel available from Kilmarnock Railway Station. There are good road links providing with easy access to the A77/ M77 Motorway. Schooling is also available locally at both primary and secondary levels. Caprington Golf Club is also nearby.

This property provides ideal family accommodation over two levels, on the ground floor the reception hall provides access to the spacious lounge and stairs to the upper landing. The bright front facing lounge with dining area to the rear allows access to the kitchen with a range of floor standing and wall mounted units including a washing machine, cooker and fridge freezer, which in turn provides access to the fabulous very private rear gardens. On the upper floor there are two good sized bedrooms with extensive wardrobes and a large shower room.

The property benefits from a new roof, excellent gardens to the front, side and rear, gas central heating, double glazing and a timber hut within the garden. There is ample parking to the front.

#### DIMENSIONS

Lounge	14'0" x 14'0"
Dining Room	10'2" x 9'2"
Kitchen	13'9" x 9'0"
Shower room	7'7" x 5'2"
Bedroom one	12'10" x 10'7"
Bedroom two	13'4" x 10'1"

#### COUNCIL TAX

Band A

#### ENERGY RATING

D

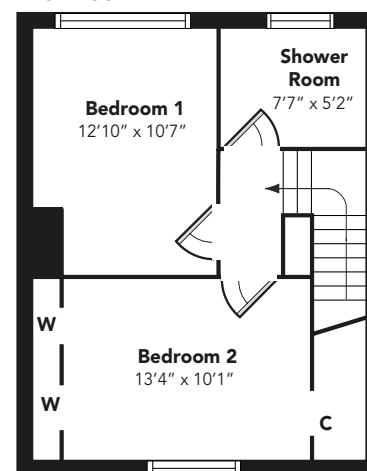
#### FEATURES

Popular location  
Two double bedrooms  
Fabulous large garden grounds  
Double glazing  
Gas central heating  
Excellent scope for extension  
Viewing essential

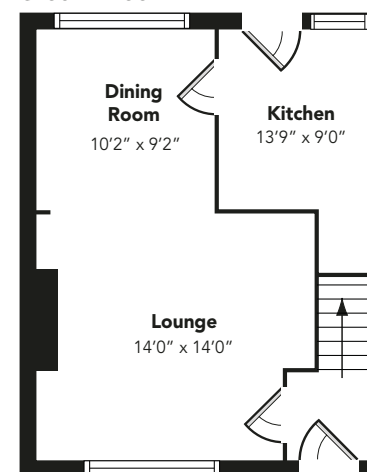
#### INCLUSIONS

Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

#### FIRST FLOOR



#### GROUND FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans





### TRAVEL DIRECTIONS

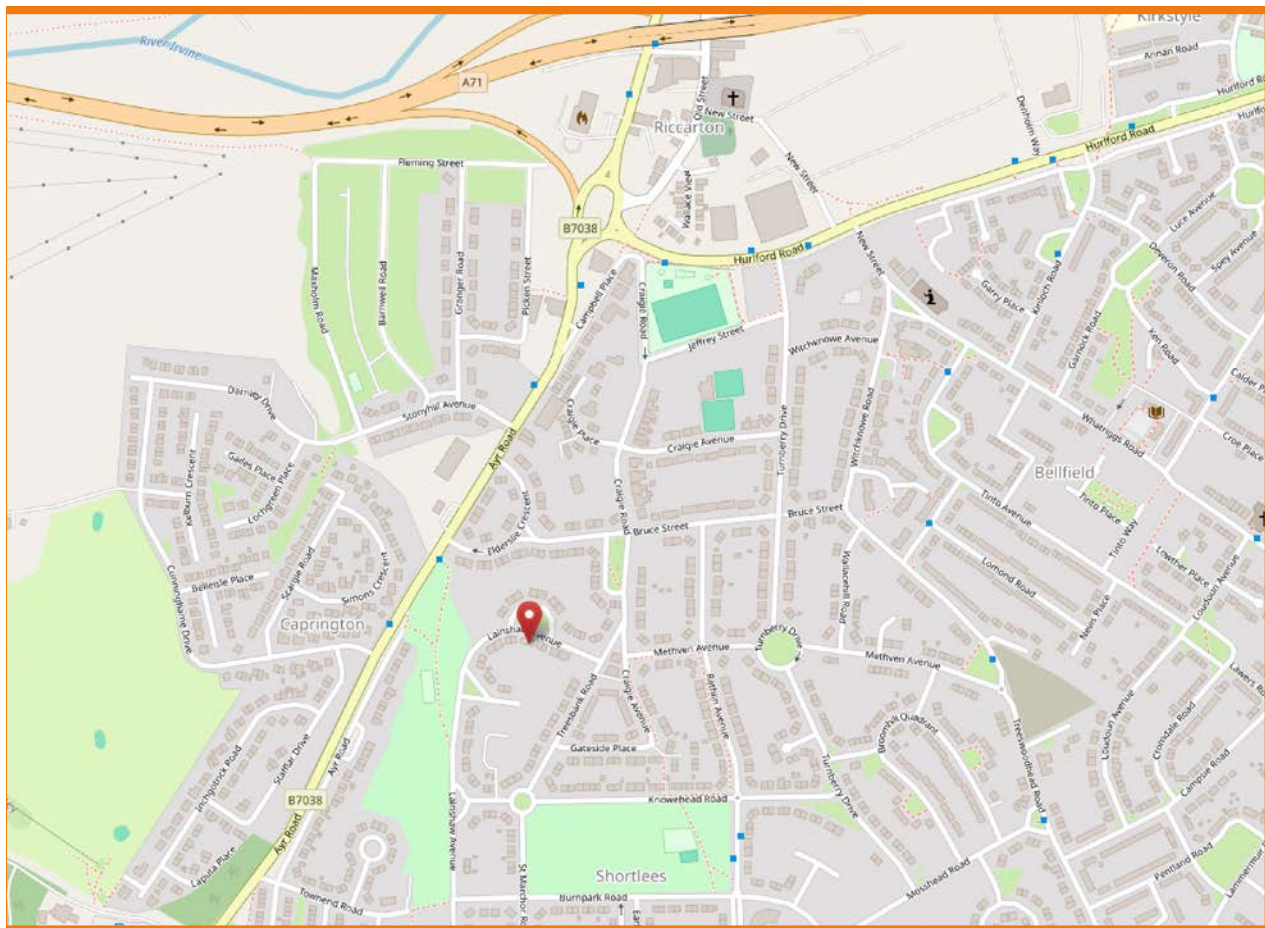
Travelling on Hurlford Road from Riccarton Roundabout continue taking first turning on the right into Turnberry Drive, right into Craigie Avenue then left into Craigie Road, continue turning right into Treesbank Road, then right into Lainshaw Avenue.

### 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**

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**F. 01563 571 382**

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