



30 Allanvale, Dunlop, Kilmarnock KA3 4AP
Offers Over £80,000





Fantastic opportunity to purchase this ex local authority semi-detached villa providing good family accommodation within the popular village of Dunlop and a short walk from Dunlop railway station. The property requires a degree of internal upgrading and will appeal to an extensive market.

The total accommodation comprises of entrance hallway with two good sized storage cupboards, spacious lounge/dining room with fireplace and open fire, breakfasting kitchen featuring an extensive range of floor standing and wall mounted units. On the upper floor there are two good sized double bedrooms, both with built-in wardrobe space and rear facing shower room fitted with double shower cubicle.

Externally the property has generous sized fully enclosed gardens laid to lawn with slabbed pathway to the front and gated driveway to side providing ample off street parking. Rear gardens laid to lawn with patio area and garden shed and greenhouse. The property also benefits from gas central heating and double glazing

The property is located just a short distance from the centre of Dunlop. Dunlop itself offers a range of local amenities to include shops and schooling available at primary level. Secondary level education is available within the nearby town of Stewarton. Public transport facilities include regular bus services from the Main Street within Dunlop and excellent rail travel from Dunlop Railway Station in fact found less than two minutes from the property. This station offers a frequent and efficient rail service to Glasgow City Centre. The nearby town of Kilmarnock offers further extensive amenities to include a wide selection of shops (including many High Street names) as well as an excellent level of supermarket shopping. There are good road links providing easy access via Stewarton to the M77 Motorway.

DIMENSIONS

Lounge/Dining room	22'7" x 10'5" (at widest points)
Kitchen	10'4" x 9'10"
Bedroom one	13'9" x 9'8"
Bedroom two	12'6" x 9'6"
Shower room	5'6" x 4'5"

COUNCIL TAX

Band B

ENERGY RATING

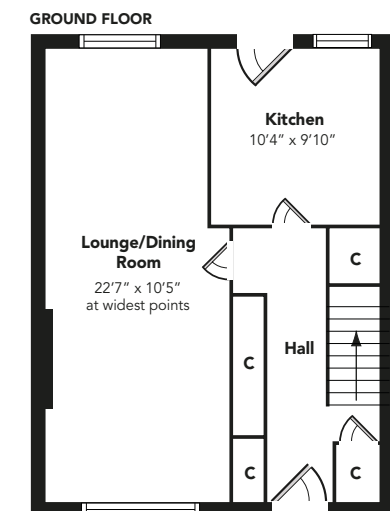
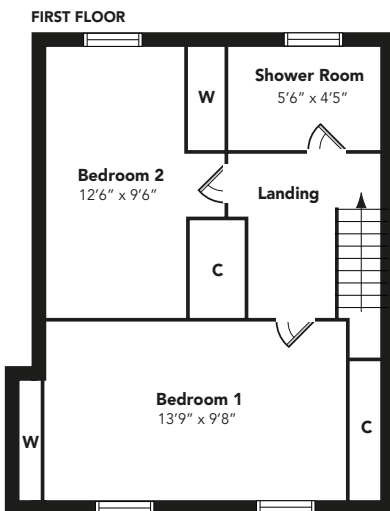
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FEATURES

Excellent family home
Spacious garden grounds with driveway
Excellent first time buy
Two bedrooms
Close to local transport and main road routes

INCLUSIONS

Fitted floorcoverings, 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

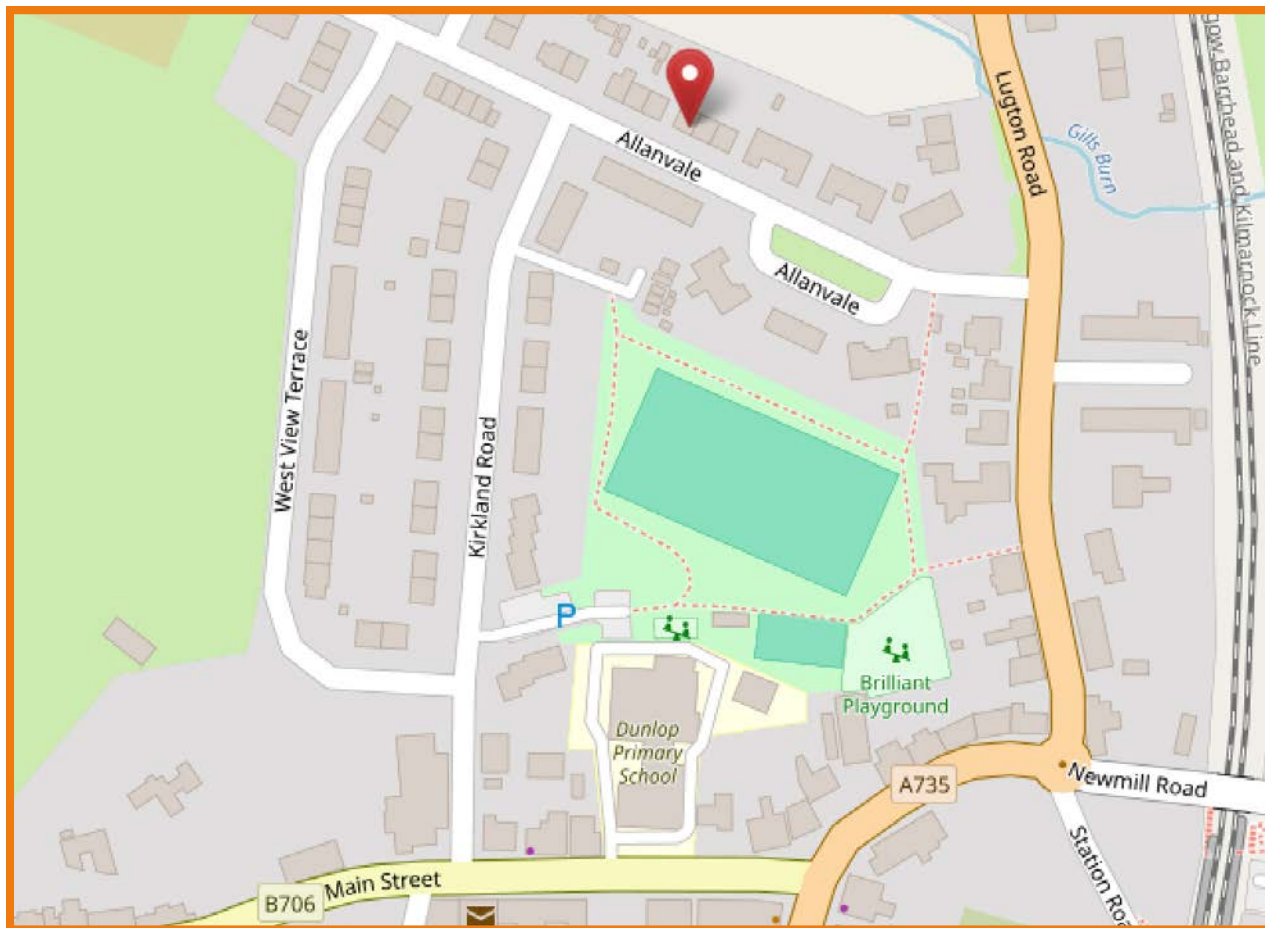
Travelling West on Newmill Road, Dunlop, take the 3rd exit at roundabout on to Lugton Road (A735), take next available turn left onto Allanvale Road where the property is located on the right hand side.

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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