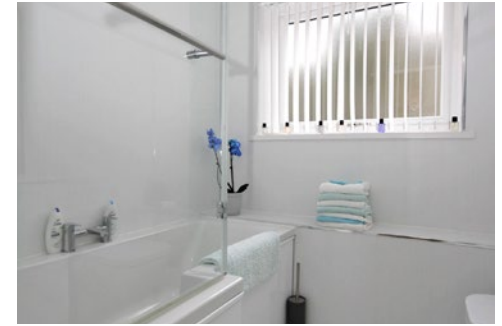




**2 WOODLANDS GROVE, KILMARNOCK KA3 1TZ**  
**Offers Over £235,000**







Superb opportunity to purchase this rarely available EXTENDED DETACHED FAMILY HOME enjoying an excellent location within the much sought after quiet residential area of Kilmarnock. The property is located just off Glasgow Road and backing onto Dean Park as such is well placed to benefit from the many amenities found locally. Kilmarnock offers many retail outlets and a wide selection of bars, restaurants and cafes. Public transport facilities include regular bus services with frequent rail travel from Kilmarnock Railway Station There are good road links providing easy access to the A77/M77 Motorway allowing fast commuting to Ayr, Prestwick and Glasgow City Centre.

This spacious bright property sitting on a large plot with Dean Park to the rear provides superb family accommodation over two levels of welcoming reception hall with access to the lounge, extended kitchen with family area overlooking the rear gardens and accessing a spacious study/studio/utility room to the rear of the garage, cloakroom and stairs to the upper landing. The large lounge provides access to the dining kitchen.

On the upper floor there are three double bedrooms, two offering good storage, and a family bathroom. The main bedroom has been altered to provide a dressing room and modern en suite bathroom to the rear.

The property benefits from double glazing, gas fired central heating with a combination boiler, a spacious single garage to the side, private gardens to front and fabulous fully enclosed gardens to the rear.

This truly is an excellent realistically priced family home as such the agents have no hesitation in recommending early viewing to fully appreciate the potential and setting of this bright well positioned home

### DIMENSIONS

Lounge	14'8" x 12'7"
Family area	11'2" x 11'2"
Kitchen	21'6" x 8'7"
Cloak room	5'4" x 3'5"
Studio/Salon	11'6" x 7'7"
Bedroom 1	11'2" x 10'5"
Bedroom 2	10'3" x 10'9"
Bedroom 3	9'1" x 8'11"
En suite	7'0" x 6'5"
Bathroom	5'6" x 6'1"

### COUNCIL TAX

Band F

### ENERGY RATING

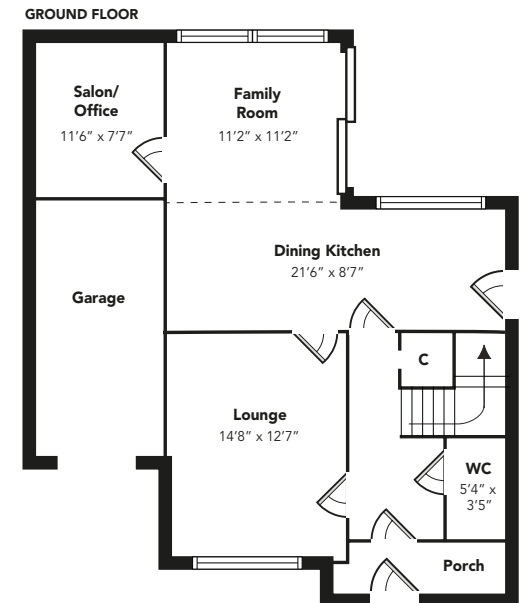
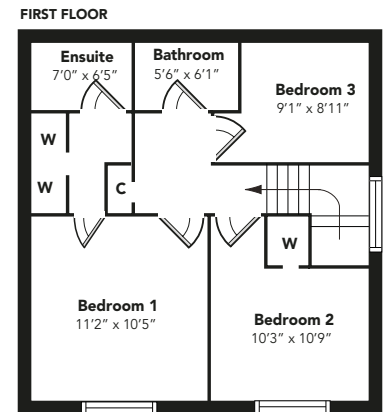
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### FEATURES

Popular sought-after location  
Extended dining kitchen  
Backing onto Dean Park  
Close to all amenities  
Schooling nearby  
Three bedrooms (Master en suite)  
Gas central heating  
Double glazing  
Garage with off street parking  
Viewing recommended

### 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

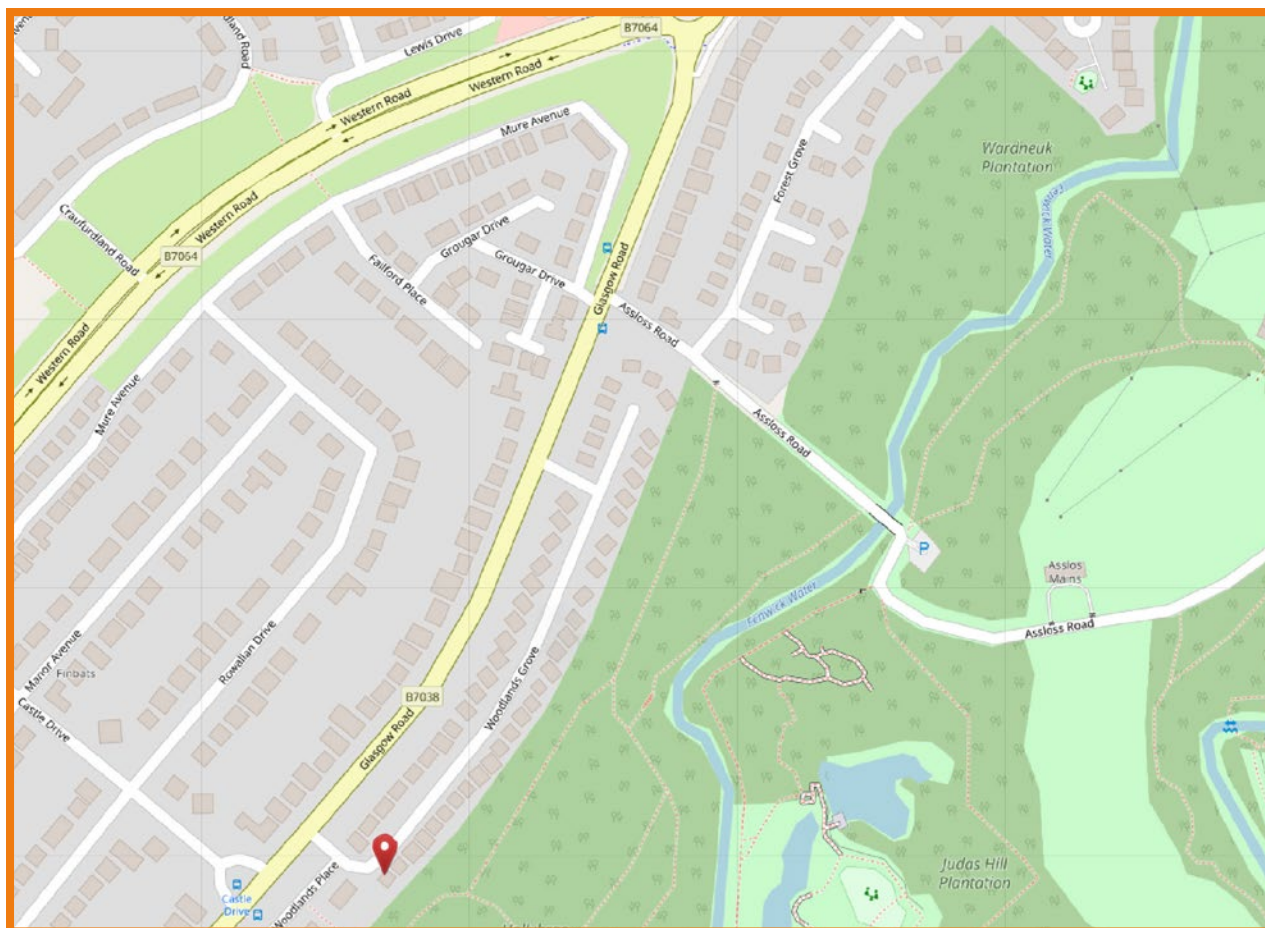
Travelling towards Kilmarnock Town Centre on Glasgow Road from the roundabout at Western Road take the third turning on the left into Woodlands Grove, the property sits on the right hand side.

### 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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