



**29 Townhead, KILMURS KA3 2SR**  
**Offers Over £105,000**









Rarely available traditional two bedroom end terraced villa occupying an elevated position and situated on the edge of this lovely Ayrshire village. The property requires extensive modernisation to all areas offering super potential within this much sought after residential area.

A variety of local shops are found on the Main Street of Kilmaurs catering for all day to day requirements with more extensive facilities including both supermarkets and many high street names found within nearby Kilmarnock. The property lies within easy reach of the M77 Motorway and provides excellent commuting links to Ayr, Glasgow and the M8 Motorway. Public transport facilities within Kilmaurs are excellent and include both bus and rail services from the nearby Rail Station which offers a fast and efficient service to Glasgow City Centre. Schooling is found locally and both primary and secondary levels.

Internally the accommodation is over two levels comprising of reception hall with access to a bright spacious lounge to the front, dining room to rear includes access to an internal hallway, which leads towards the family bathroom and stairs to the upper landing. The galley style kitchen has a range of wall mounted and floor standing units provides access to the enclosed large rear garden. On the upper floor there are two very spacious double bedrooms as well as a wash room comprising a wash hand basin and storage.

Features of this property include garden ground to the front, side and rear providing a development opportunity for off street parking to front. The neighbouring property at number 31 has a right of access over path coloured yellow on the plan for the purpose of bin collection.

The agents have no hesitation in strongly recommending early internal viewing to appreciate the excellent potential this unique property offers.

### DIMENSIONS

Lounge	12'3" x 12'1"
Dining Room	12'3" x 16'6"
Kitchen	10'5" x 8'1"
Bedroom 1	16'5" x 11'1"
Bedroom 2	12'4" x 12'1"
Wash room	11'5" x 4'4"
Bath room	6'9" x 6'9"

### COUNCIL TAX

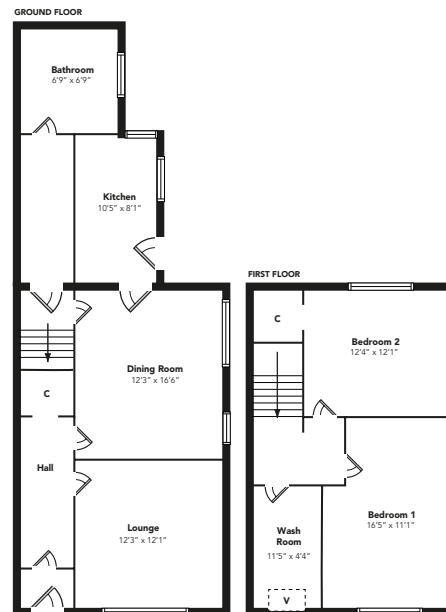
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### ENERGY RATING

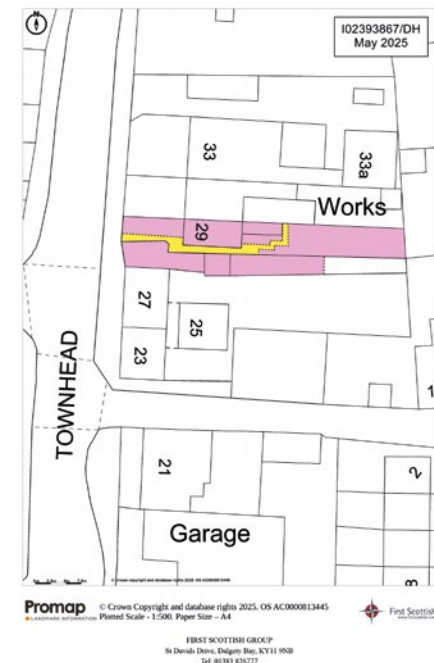
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### FEATURES

Popular sought after location  
Modernisation required throughout  
Two public rooms  
Two bedrooms  
Large area of ground to the side  
Easy access to M77  
Viewing essential



Floorplans are indicative only - not to scale  
Produced by Plushplans



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Printed Scale - 1:500. Paper Size - A4

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### TRAVEL DIRECTIONS

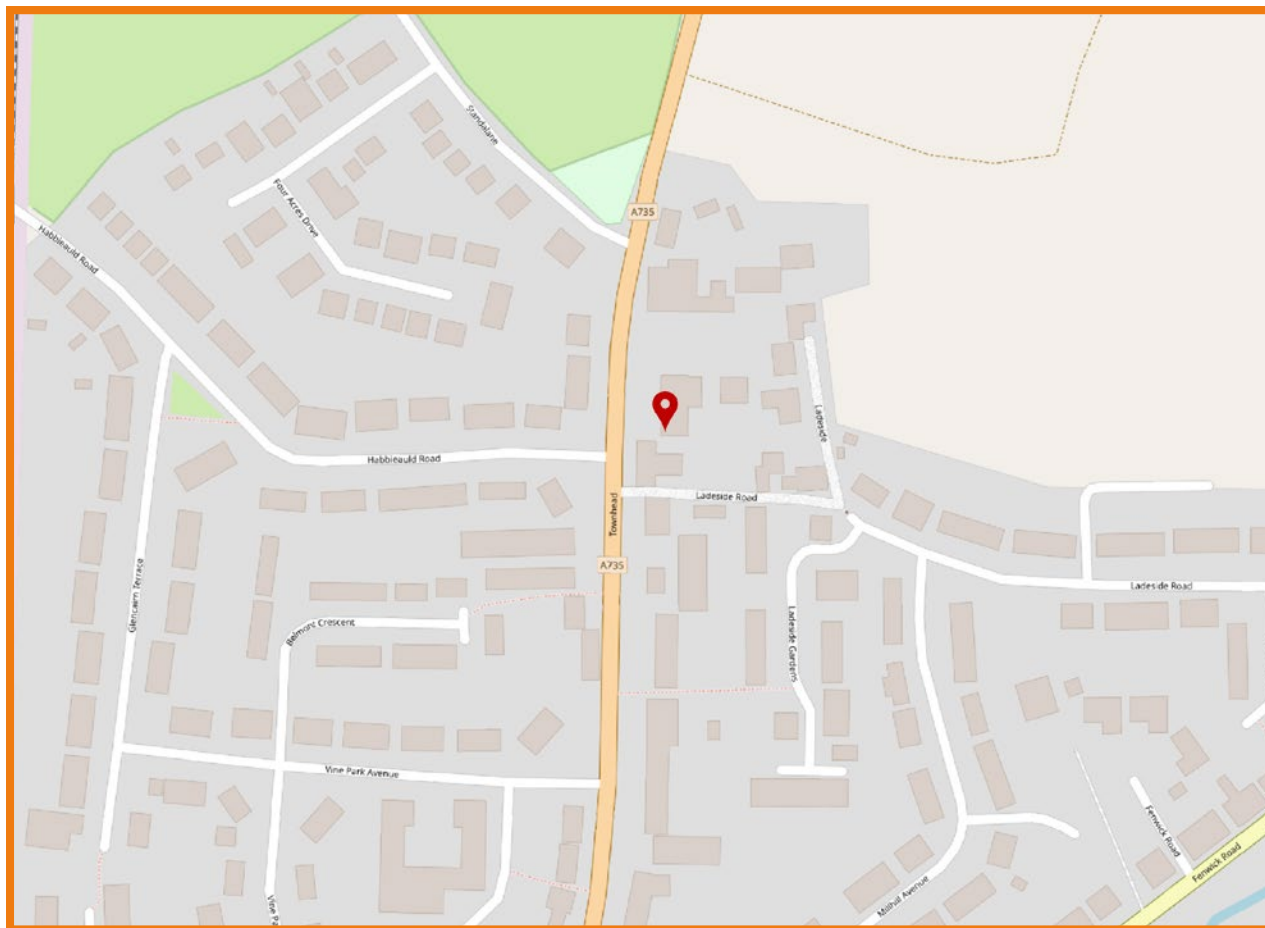
Travelling from Kilmaurs towards Stewarton on Townhead, the property sits on the right hand side.

### 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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