



22 Fairlie View, Gatehead KA2 0AU
Offers Over £145,000

Super opportunity to purchase this rarely available SEMI DETACHED HOUSE enjoying a fabulous quiet cul de sac setting overlooking excellent views of the open countryside to the front and found within the quiet Ayrshire village of Gatehead.

The property which could benefit from a degree of general upgrading offers spacious accommodation comprising entrance vestibule, L shaped reception hall, spacious lounge to the front with open outlook and accessing the kitchen to the rear. The bright kitchen with access to the large rear gardens has a range of floor standing and wall mounted units including washing machine and fridge/freezer. Further accommodation includes three spacious double bedrooms all with storage, two on the upper floor and one on the lower. There is a wet room located within the hallway.

Externally the property has private gardens to the front, side and rear overlaid in areas of lawn, stone chips and concrete paving. Boundaries are defined by timber fencing and masonry walling. To the side a driveway provides off street parking for several cars.

Found within the Gatehead approximately 1.5 miles from Kilmarnock, the property is well placed to benefit from the many amenities found locally. Kilmarnock has many retail outlets and a wide selection of bars, restaurants and cafes. Public transport facilities locally include regular bus services with frequent rail travel from Kilmarnock Railway Station. For the motorist there are good road links with easy access to the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

Early viewing is strongly recommended to avoid disappointment.

DIMENSIONS

Lounge	14'10" x 12'7"
Kitchen	12'6" x 7'3"
Bedroom one	14'5" x 12'0"
Bedroom two	10'5" x 10'3"
Bedroom three	11'0" x 9'9"
Wet room	6'6" x 6'1"

COUNCIL TAX

Band A

ENERGY RATING

D

FEATURES

Seldom available
Attractively priced
Fabulous setting
Three bedrooms
Oil fired central heating
Double glazing
Gardens

INCLUSIONS

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

TRAVEL DIRECTIONS

Travelling from Kilmarnock on the A759 towards Troon, enter Gatehead passing the former Cochrane Inn to the right, take the third turning after the Cochrane Inn into Milton View and continue into Fairlie View, the property sits on the right hand side.

VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

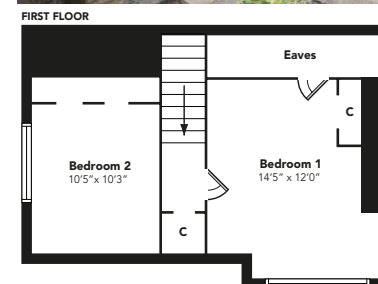
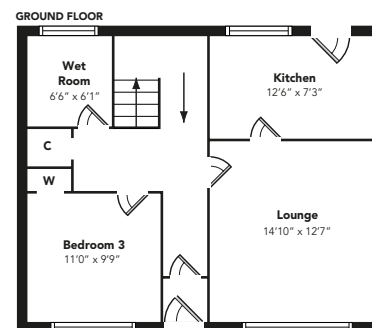
ENTRY DATE

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.



Floorplans are indicative only - not to scale
Produced by Plushplans



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