



**11 Greenhill Terrace, Knockentiber KA2 0BZ**  
**Offers over £85,000**

Superb opportunity to purchase this attractively priced SPACIOUS SEMI DETACHED VILLA within the popular Ayrshire village of Knockentiber. This property offers accommodation of reception hall, bright spacious lounge with access to the kitchen. The large kitchen in turn allows access to the very large private gardens to the rear. Also accessed from the reception hall is the bathroom. On the upper floor there are three spacious double bedrooms.

Further features of the property include external insulation, large private garden grounds to the front and rear, a driveway to the side, gas central heating and double glazing.

Knockentiber is a quiet Ayrshire village found close to both Crosshouse and Kilmarnock. There is a selection of shops within Crosshouse catering for all requirements. More extensive shopping can be found within the town of Kilmarnock which also offers excellent supermarket shopping. Public transport facilities include regular bus services from Knockentiber and frequent rail travel from Kilmarnock. There are good road links with easy access to the A71 and A77 via Crosshouse.

#### DIMENSIONS

Lounge	14'8" x 12'4"
Kitchen	13'10" x 8'5"
Bathroom	9'0" x 5'0"
Bedroom one	16'2" x 11'4"
Bedroom two	12'0" x 9'2"
Bedroom three	10'2" x 8'6"

#### COUNCIL TAX

Band B

#### ENERGY RATING

C

#### FEATURES

Modernisation required  
Attractively priced  
Three double bedrooms  
Large gardens to the rear  
Gas central heating

Double glazing  
Viewing essential

#### INCLUSIONS

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

#### TRAVEL DIRECTIONS

On entering Knockentiber on Kilmaurs Road from Crosshouse, the property is located immediately on the right hand side.

#### VIEWING

Strictly by appointment through Barnetts on 01563 522 137.

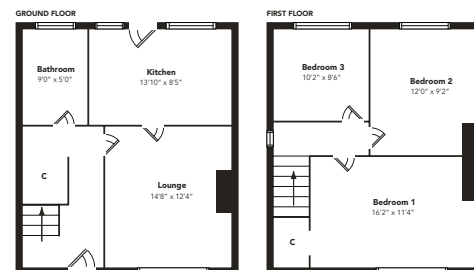
#### ENTRY DATE

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 Plusplans Ltd



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