



36 Commonhead Road, Kilmarnock KA1 4PZ
Offers Over £90,000

Ideal opportunity to purchase this EXTENDED attractively priced SEMI DETACHED VILLA enjoying a good location within the popular and sought after Bellfield area of Kilmarnock.

The property is ideally placed to benefit from the various amenities found within the area including a selection of shops catering for all day to day requirements with more extensive shopping (including many High Street names) as well as several supermarkets found within Kilmarnock Town Centre. Public transport facilities include regular bus services connecting to Kilmarnock Town Centre and all areas beyond with Kilmarnock itself providing frequent rail travel available from Kilmarnock Railway Station. There are good road links providing with easy access to the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

This super family home has extended accommodation over two levels of, on the ground floor the spacious reception hall provides access to the lounge, kitchen with extended dining area, and modern shower room as well as stairs to the upper landing. The kitchen which provides access to the dining area and in turn the side gardens, offers a range of floor standing and wall mounted units.

Further accommodation on the upper floor comprises three double bedrooms all benefitting from cupboard areas.

Features of the property includes gas central heating by way of a condensing combination boiler, double glazing and externally the property has very well maintained private gardens to front, side and rear with off street parking to the side.

DIMENSIONS

Lounge	14'1" x 13'8"
Shower room	6'8" x 5'7"
Kitchen	13'9" x 8'8"
Dining Area	12'3" x 7'2"
Bedroom one	14'1" x 9'8"
Bedroom two	10'0" x 11'0"
Bedroom three	15'1" x 9'5"

COUNCIL TAX

Band B

ENERGY RATING

C

INCLUSIONS

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

FEATURES

Sought after location

Three double bedrooms

Gas central heating

Double glazing

Good gardens

Viewing essential

TRAVEL DIRECTIONS

Travelling on Hurlford Road from Riccarton Roundabout continue taking second turning on the right into New Street, right again into Witchknowe Road, continuing on Witchknowe Road into Treeswoodhead Road, right into Mosshead Road, left into Shortlees Crescent then left into Commonhead Road, the subjects are situated on the left 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 Planplans Ltd



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