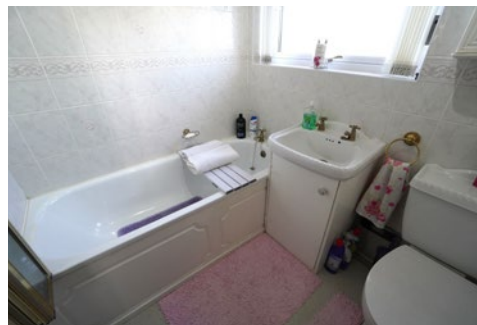




27 Ladeside Road, KILMAURS KA3 2TB
Offers Over £99,000





Rare opportunity to purchase this spacious and well presented END TERRACED VILLA situated within popular residential area of Kilmaurs.

This family home offers impressive accommodation over two levels. On the lower level a welcoming hallway providing access to the large bright lounge open to dining area, well fitted modern kitchen with a good range of wall mounted and floor standing units and extendable breakfast bar. On the upper level the hallway gives access to two large double bedrooms, box room (presently used as a utility area) and family bathroom. Accessed via a fixed pull down ladder, the attic space has been floored, lined and fitted with lighting and could have further potential for conversion (subject to required planning consents).

Front garden is mainly laid with stone chips and slabs with some well-established shrubs and bushes and the extensive rear gardens are laid with stone chips and feature three outbuildings and a large greenhouse. There is a shared lane providing vehicular access to a large single wooden garage. An appealing feature of this property is the countryside views to the rear.

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.

The agents have no hesitation in strongly recommending early internal viewing to appreciate this home.

DIMENSIONS

Lounge	18'9" x 10'2"
Kitchen	11'7" x 9'6"
Bedroom 1	13'5" x 8'9"
Bedroom 2	13'5" x 9'9"
Box room	7'1" x 6'3"
Bathroom	6'2" x 5'6"

COUNCIL TAX

Band A

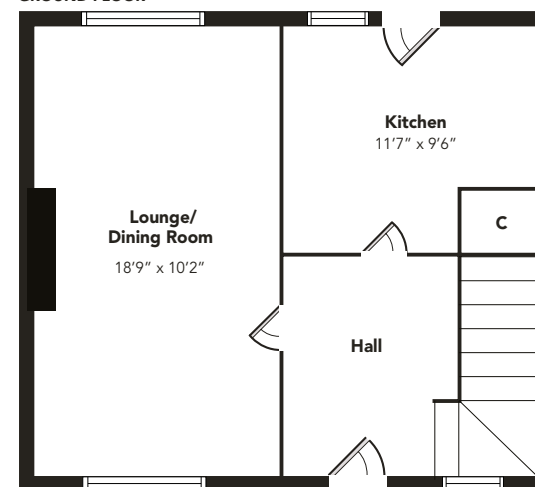
ENERGY RATING

C

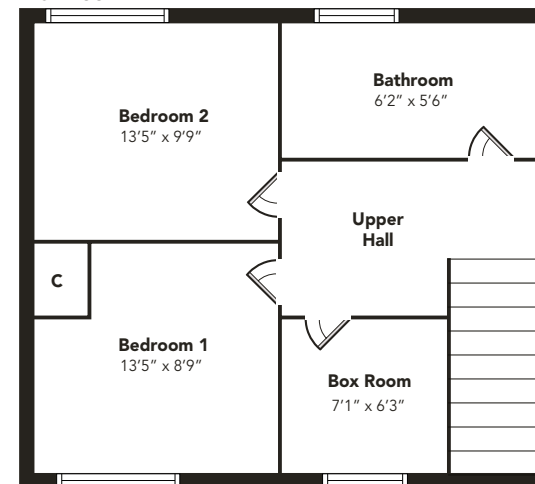
FEATURES

Ideal First Time Buy
Open outlook to rear
Elevated Plot
Two bedrooms
Extensive rear gardens
Fully Double Glazed
Garage

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

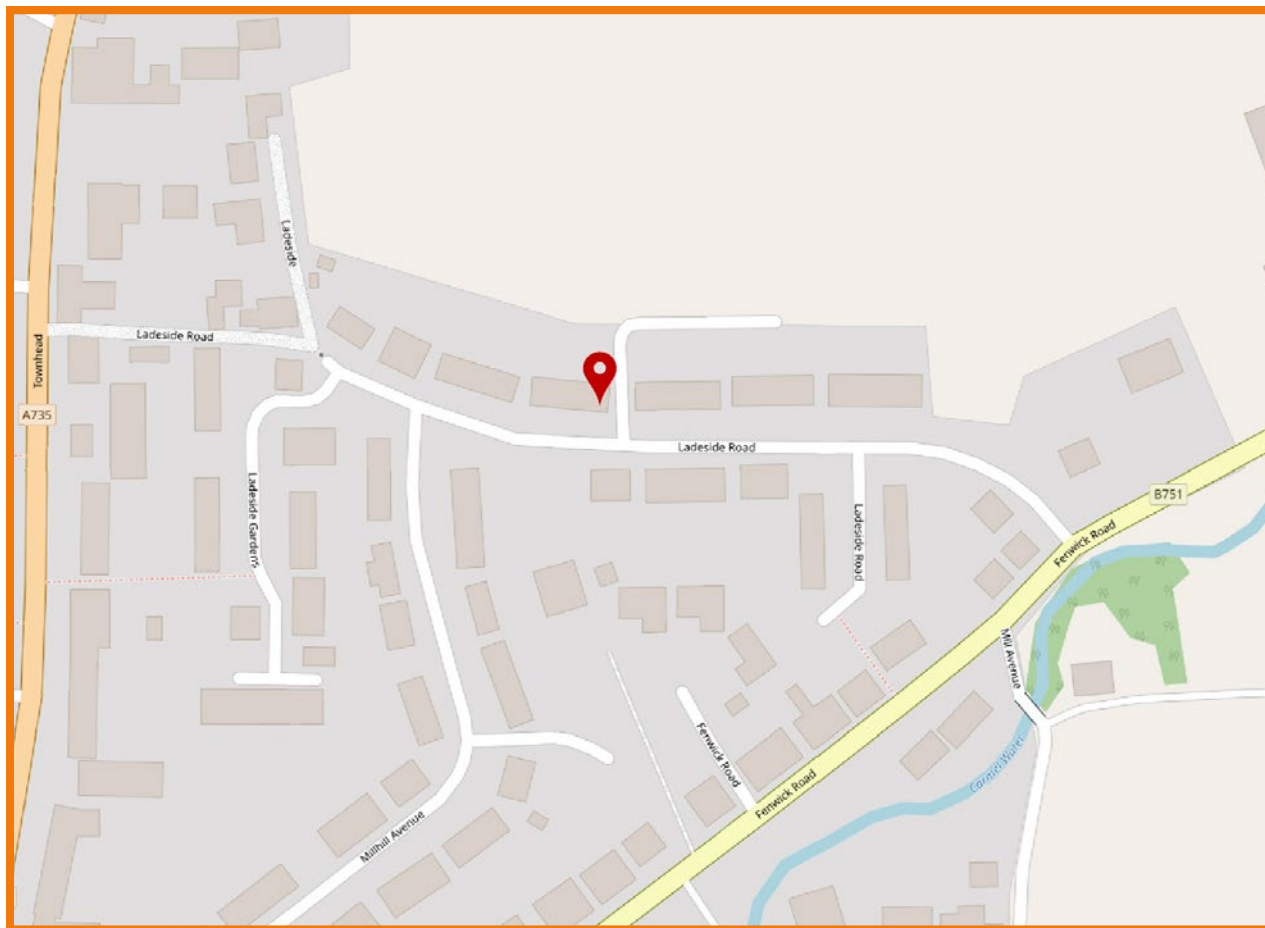
Travelling on the A735 turn on to Irvine Road which becomes main Street, travel a short distance along turning right on to Ladeside Road, follow the road along and No27 will be sitting on your left.

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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