



**50 Gabriel Andrew Gardens, Kilmarnock KA3 7BW**  
**Offers Over £219,995**





Fabulous opportunity to purchase this immaculate THREE BEDROOM SEMI DETACHED VILLA within the highly regarded "Scholars" Development in Kilmarnock, formerly the Technical College, Kilmarnock, and built by Barratt Homes.

Presented to the market in exceptional order, this substantial family home provides accommodation, including a welcoming entrance hallway with access to the lounge, kitchen/dining room and a cloakroom with a two piece suite. The good-sized lounge with large picture window to the front of the property, and the spacious, modern dining kitchen is fitted with shaker-style wall-mounted and floor-standing units and complimentary worktop areas. The door from dining area leads to rear gardens. A neatly tucked-away utility room provides space for washing machine and drying facilities and houses the central heating boiler.

On the upper level, you will find the master bedroom to the front with recessed wardrobe space and en suite shower room. The second well-appointed bedroom also has built-in wardrobe space and is rear facing, while the third rear facing bedroom could also be used as office space. The family bathroom with a three piece suite has a mains controlled shower over the bath.

Externally, the front gardens feature raised beds containing various shrubs and bushes, and a mono- blocked driveway to the side provides parking for several cars. The rear enclosed gardens are easily maintained, having a large slabbed patio area, steps to a raised area with artificial lawn and sun terrace bounded by shrubs and bushes. A large garden shed provides ample storage, and there are outside weather-protected double electric sockets. A side gate leads to driveway. Altogether, this is a super home for a couple or growing family alike. Viewing is highly recommended to appreciate the location and accommodation on offer.

The property is very well placed to benefit from the excellent amenities which Kilmarnock offers including many retail outlets and a wide selection of bars, restaurants and cafés. Public transport services locally are excellent including regular services from nearby Kilmarnock Bus Station with frequent rail travel from Kilmarnock Railway Station which is less than ten minutes walk from the property. For the motorist Grassyards Road provides direct easy access to the A77/M77 Motorway. Schooling is available locally at both primary and secondary levels.

## DIMENSIONS

|                |                                 |
|----------------|---------------------------------|
| Lounge         | 12'2" x 10'11"                  |
| Hall           | 15'3" x 6'2" (At widest point)  |
| Cloaks/wc      | 5'8" x 3'6"                     |
| Kitchen        | 15'03" x 7'11"                  |
| Dining Area    | 10'2" x 8'11"                   |
| Utility        | 4'0" x 3'6"                     |
| Master bedroom | 11'2" x 10'0"                   |
| En Suite       | 7'3" x 4'7"                     |
| Bedroom 2      | 15'0" x 10'0" (At widest point) |
| Bedroom 3      | 10'11" x 7'1"                   |
| Bathroom       | 7'1" x 6'0"                     |

## COUNCIL TAX

Band D

## ENERGY RATING

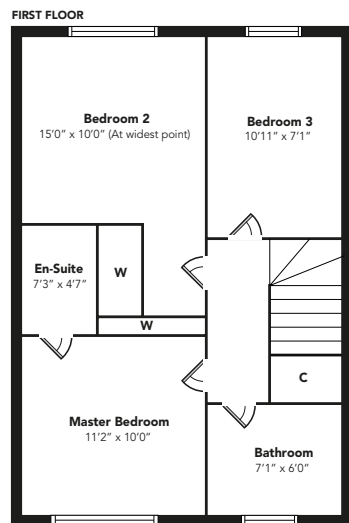
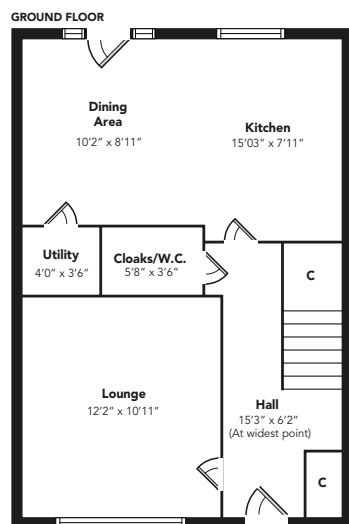
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## FEATURES

Stunning extended lounge  
Two log burning stoves  
Recent central heating system  
Bright breakfasting sized kitchen  
Fully landscaped gardens  
Three bedrooms  
Modern bathroom  
Viewing essential

## INCLUSIONS

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



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)



### TRAVEL DIRECTIONS

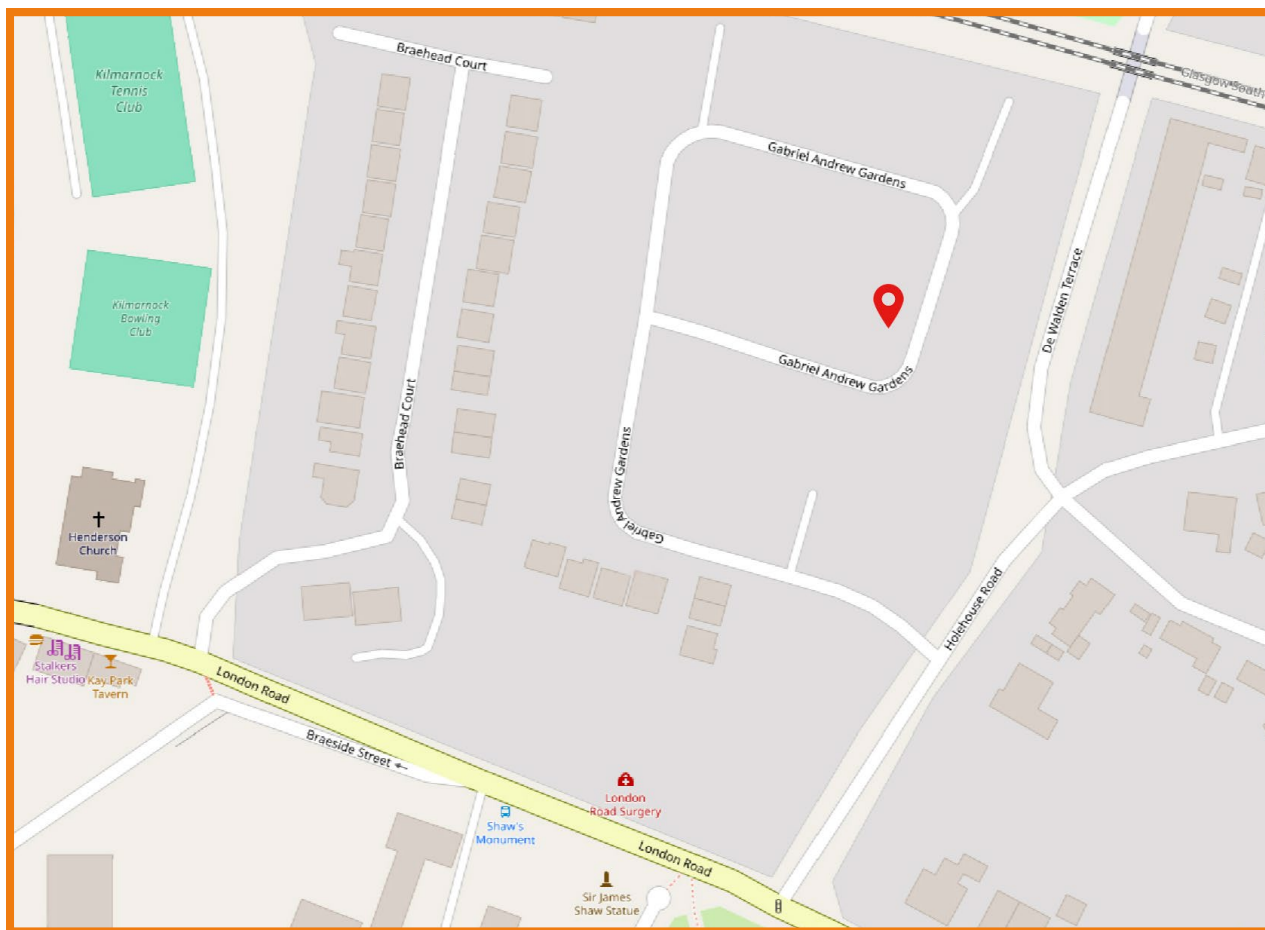
Travelling from Kilmarnock Town Centre on London Road, turn left at traffic lights into Holehouse Road, then 2nd left into Gabriel Andrew Gardens. The postcode is KA3 7BW.

### 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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