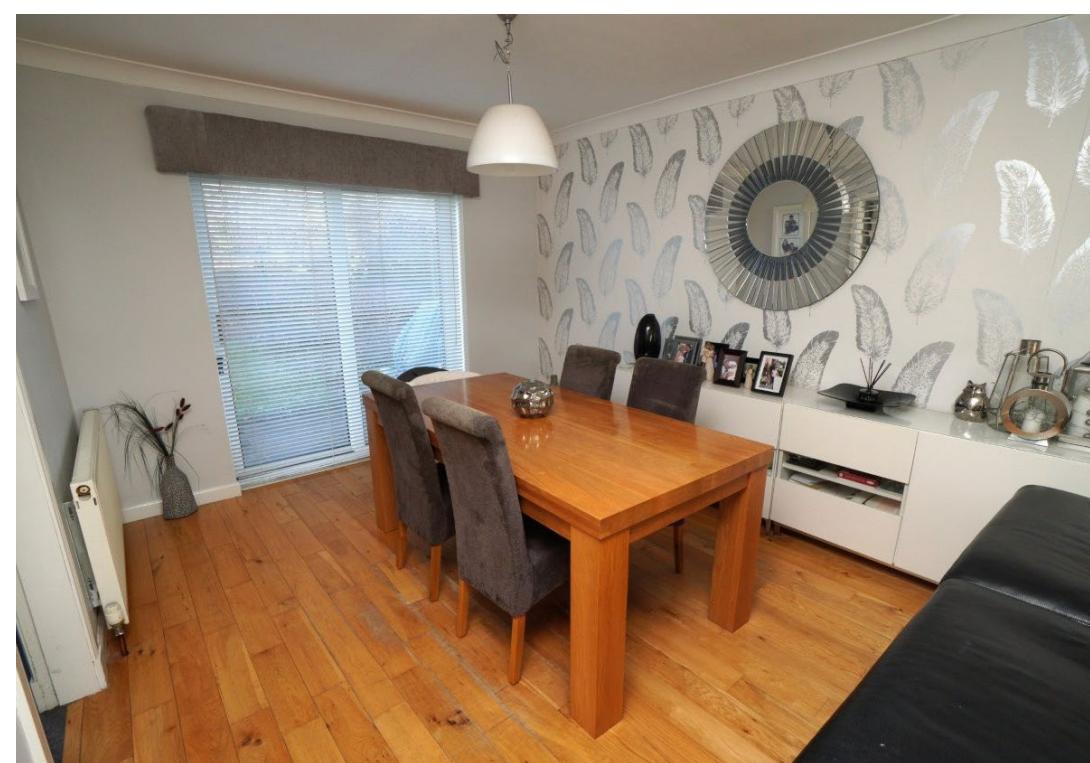




33 Ellisland Drive, Kilmarnock KA3 7DL
Offers Over £235,000





Super opportunity to purchase this very spacious extended SEMI DETACHED VILLA found less than one mile from Kilmarnock Town Centre and within the much sought after and highly regarded London Road. Kilmarnock offers many retail outlets and a wide selection of bars, restaurants and cafes. There is a regular bus service on London Road to Kilmarnock Town Centre as well as excellent train transport from nearby Kilmarnock Railway Station. For the motorist the M77/A77 is easily accessible and found within ten minutes of the property. Schooling is also available locally with the subjects being within the catchment area and walking distance to Kilmarnock Academy and William McIlvanney Campus.

This well presented spacious family home offers great accommodation over two floors comprising of reception hallway, large lounge open plan to dining area with patio doors onto gardens, the breakfasting sized kitchen located to the rear has an extensive range of floor standing and wall mounted units and has direct access to the excellent private rear gardens. Also, on the lower level there is a cloakroom within the reception hallway with two piece suite and access to under stair storage.

On the upper floor there are four good sized double bedrooms, a study/dressing room which accesses the bedroom over the garage (by installing a partition this could serve as a fifth bedroom) and a large family bathroom. Driveway to front provides direct access to single garage. Rear gardens are fully enclosed primarily laid to lawn with slabbed patio area and path. Drying facilities. Garden hut located to rear of garden. Garden is bound by mature hedge and timber fencing to rear.

The agents have no hesitation in strongly recommending early internal viewing of this larger style family home.

DIMENSIONS

Lounge	13'4" x 12'4"
Dining area	12'2" x 10'3"
Kitchen	14'3" x 9'0"
Cloakroom	6'2" x 2'9"
Bedroom one	13'3" x 9'4"
Bedroom two	11'9" x 10'4"
Bedroom three	14'10" x 8'9"
Bedroom four	9'5" x 8'4"
Study/Dressing room	9'2" x 7'0"
Bathroom	8'6" x 6'3"

ENERGY RATING

D

INCLUSIONS

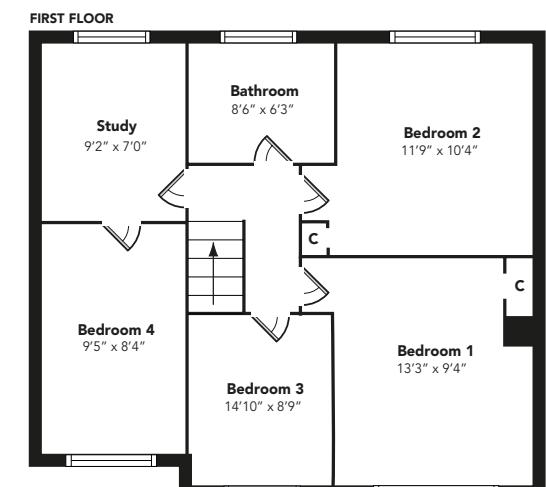
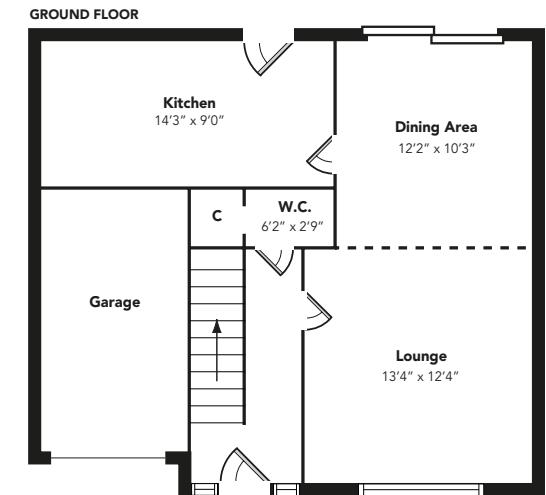
Fitted floorcoverings, light fittings, kitchen and bathroom fixtures and fittings and any other negotiable items.

FEATURES

Seldom available
Super location
Four spacious bedrooms
Study/Dressing room
Lounge with open outlook
Large enclosed gardens
Double glazing
Gas central heating

COUNCIL TAX

Band E





TRAVEL DIRECTIONS

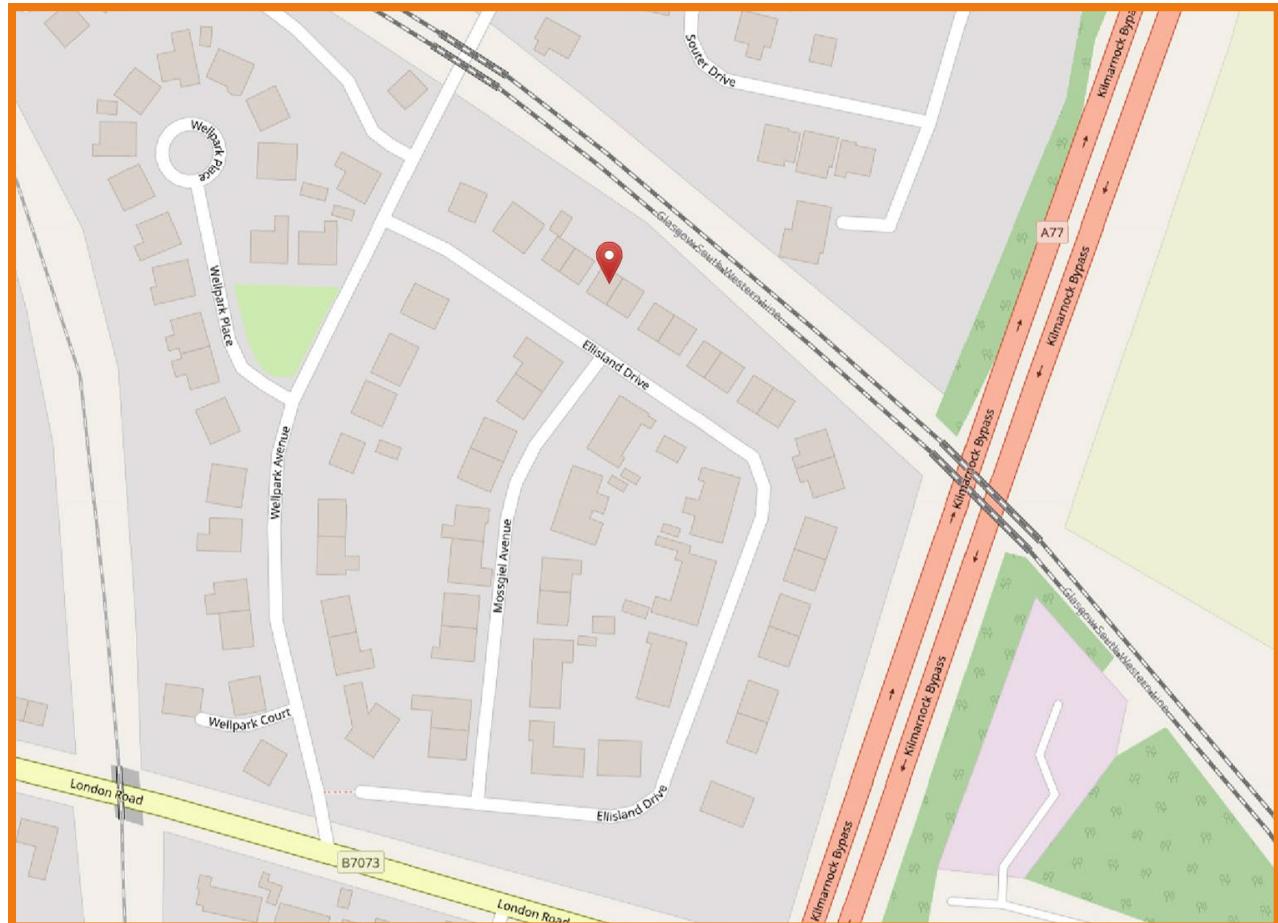
Travelling from Kilmarnock Town Centre on London Road, continue passing East Ayrshire Council Headquarters on the right hand side. Proceed under railway bridge taking first turning on the left into Wellpark Avenue. Continuing on Wellpark Avenue take second turning on right into Ellsland Drive. The subjects are situated a short distance along on the left hand side.

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.