



4 Thornhill Place, Kilmarnock KA1 4TE
Offers Over £95,000





Attractively priced SEMI DETACHED VILLA offering good family accommodation and located within this popular residential area on the outskirts of Kilmarnock.

Requiring general modernisation, the property offers an excellent level of family accommodation over two levels comprising on the lower level, a spacious entrance hall with stairs leading to the upper landing, bright spacious lounge with a both front facing and rear facing windows. The L shaped kitchen accessed from the hallway in turn provides access to the fully enclosed rear gardens, to the side of the lounge is the modern wet room with a wall mounted shower unit. On the upper floor there are three well-proportioned double bedrooms, the larger to the front benefits from an en suite with a two piece suite.

Externally the walls have been re-rendered, new roof around 8 years ago, new double glazing around 6 years ago, gas central heating and private gardens to front, side and rear.

The property is ideally placed to benefit from the many amenities found locally. These include a selection of shops found within walking distance which cater for all requirements and Caprington Golf Course. More extensive shopping can be found within Kilmarnock Town Centre which includes many High Street names. In addition there are several supermarkets easily accessible as well as Retail Parks. Public transport facilities locally include regular bus services with frequent rail travel from Kilmarnock Railway Station. For the motorist there are good road links with easy access to the A77/M77 Motorway. Schooling is also available locally at both primary and secondary levels.

Early viewing is strongly recommended.

DIMENSIONS

Lounge	19'3" x 11'4"
Kitchen	13'8" x 11'9"
Bedroom one	16'0" x 9'9"
Bedroom two	15'0" x 10'0"
Bedroom three	11'9" x 9'0"
Shower room	6'8" x 5'5"

FEATURES

- Popular location
- Small degree of modernisation and upgrading required
- Three bedrooms
- Spacious lounge
- Gas central heating
- Gardens
- Viewing recommended

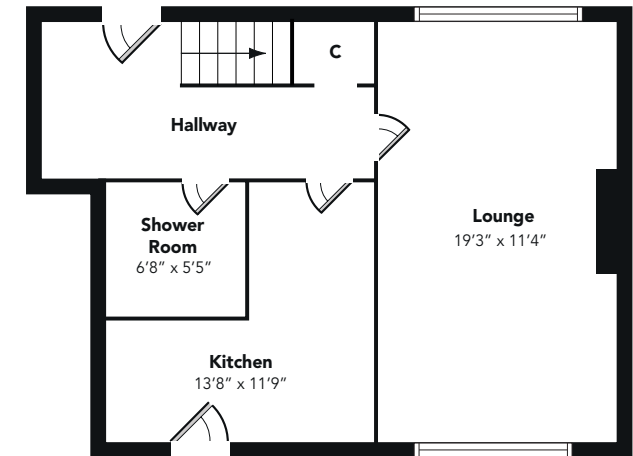
COUNCIL TAX

Band B

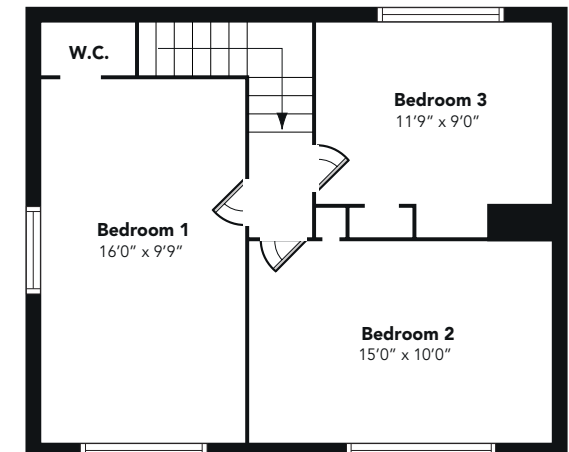
ENERGY RATING

C

GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plushplans



TRAVEL DIRECTIONS

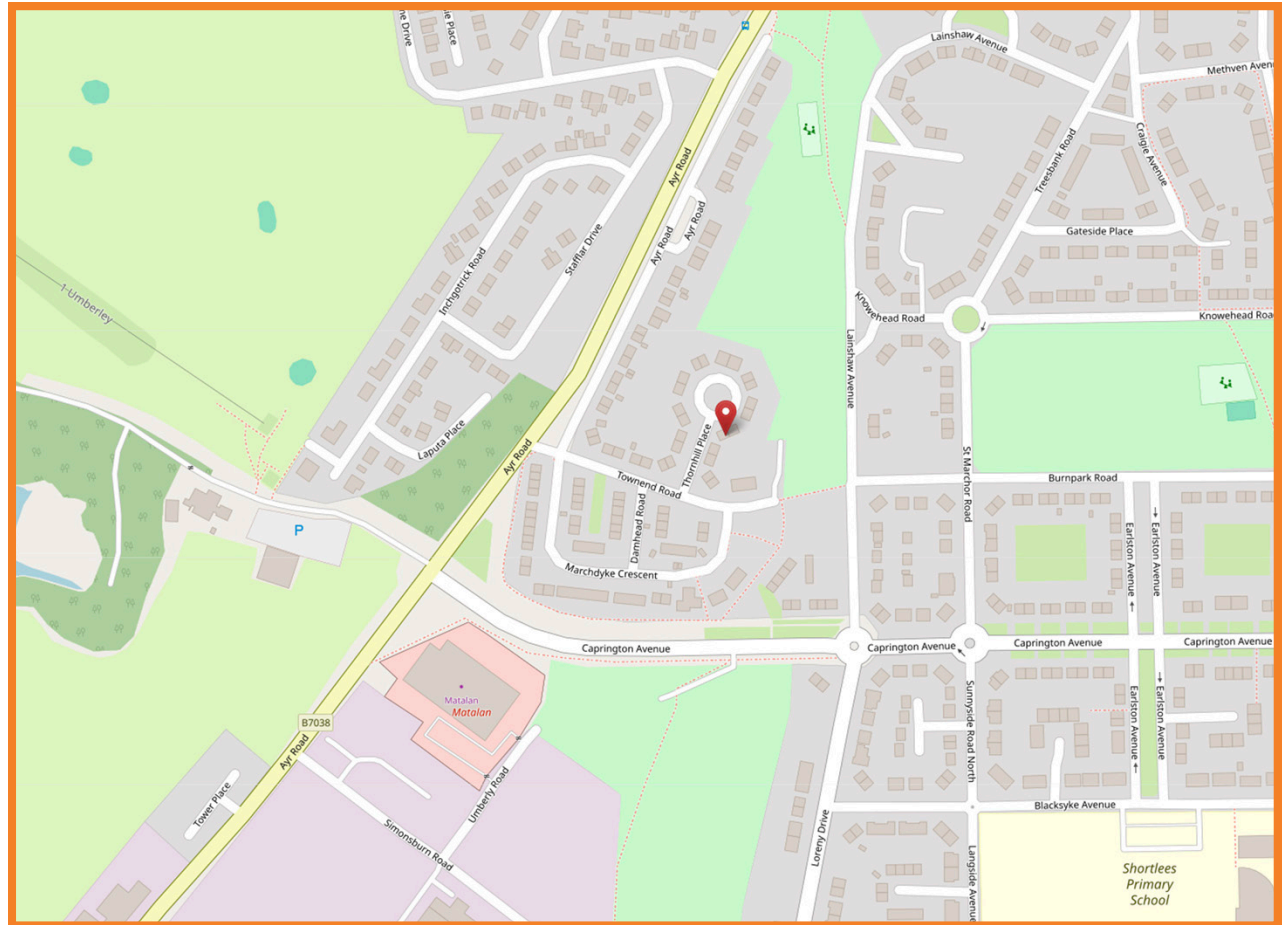
Travelling away from Kilmarnock on Ayr Road, turn left prior to Caprington Golf Course onto Townhead Road, turn second left into Thornhill Place, the property sits on the right.

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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