



2 Harperland Drive, Kilmarnock, KA1 1UQ
Offers Over £175,000





This seldom available DETACHED VILLA enjoys a fabulous location within this highly regarded and much sought after residential area just off Dundonald Road.

Enjoying a quiet residential setting, the property offers well proportioned family accommodation of entrance porch leading to the reception hall, spacious lounge overlooking private gardens to front, a dining area to the rear accesses the modern galley kitchen as well as the conservatory. The kitchen comprises a range of floor standing and wall mounted units with a contrasting work surface area, free standing cooker and washing machine. The private well maintained enclosed rear garden is accessed from both the kitchen as well as the conservatory. Within the reception hall there is a cloak room with a two-piece suite and a large walk in cupboard housing the warm air heating system.

On the upper floor there are three well proportioned bedrooms and a modern wet room, there is an excellent level of storage within the hall, and wardrobe space in bedrooms one and two.

The property benefits from UPVC double glazing throughout, warm air central heating and private gardens to front and rear. The garden grounds have been fully landscaped for ease of maintenance and primarily laid to stone chip with various plants and shrubs. Also located to the rear is a small timber hut and greenhouse. The driveway provides off street parking and allows access to the garage.

Located just off Dundonald Road, the property is found within close proximity to Kilmarnock Town Centre. Kilmarnock offers an extensive range of shopping amenities to include many High Street names as well as several supermarkets all easily accessible. Kilmarnock also offers a wide selection of restaurants and cafes. Public transport facilities locally include regular bus services with frequent rail travel from Kilmarnock Railway Station. In addition there are good road links providing easy access to the A77 and M77 Motorway.

Early viewing is strongly encouraged to fully see the potential this family home has.

INCLUSIONS

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

COUNCIL TAX

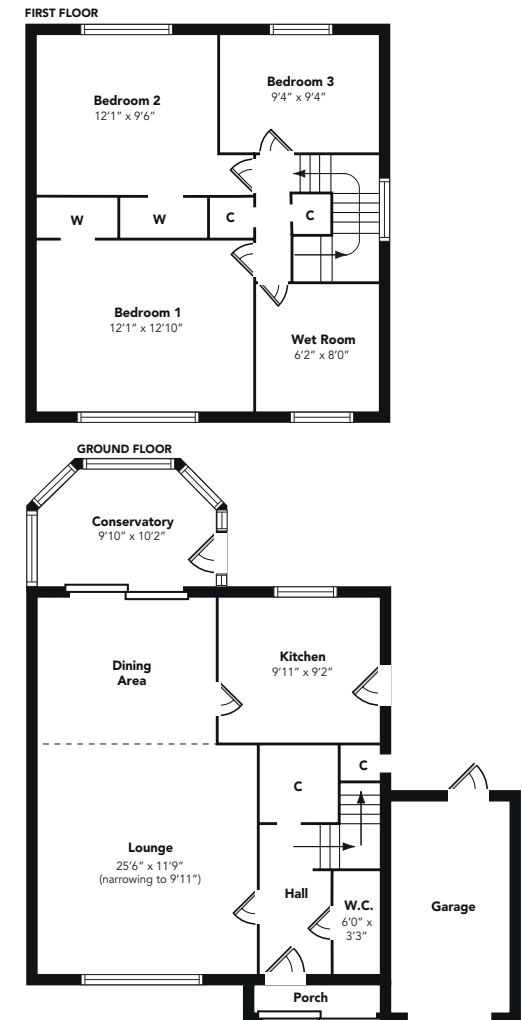
Band E

ENERGY RATING

D

FEATURES

Seldom available
Superb location
Three bedrooms
Conservatory
Double glazing
Large fully landscaped gardens
Viewing recommended



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

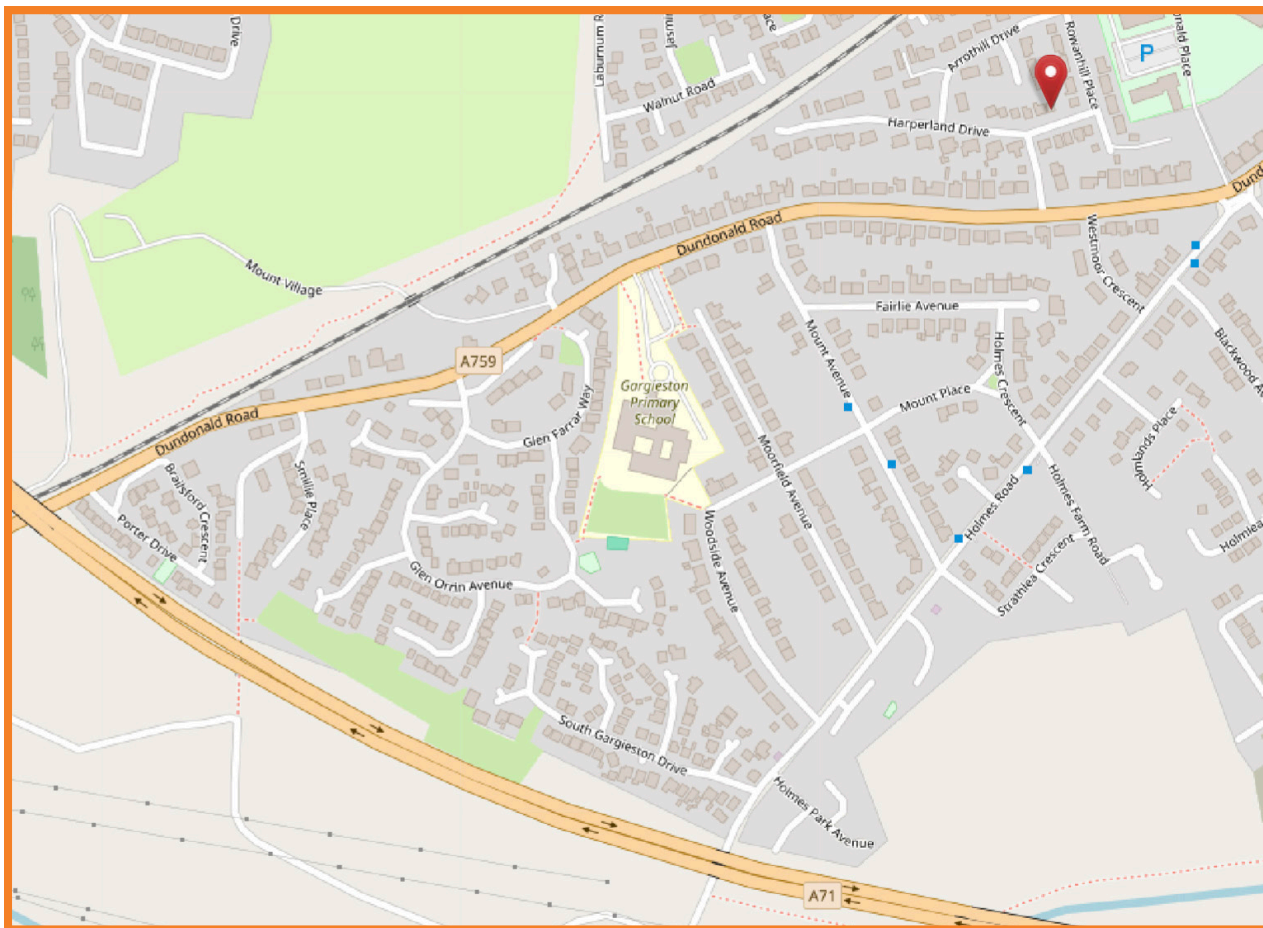
Travelling from Kilmarnock Road on Dundonald Road, continue travelling on Dundonald Road passing through the junction at South Hamilton Street. Continue passing Rugby Park to the right hand turning right after Rugby Park into Galgrigside Road. Continue to T Junction turning right into Harperland Drive where the subjects are situated just 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.



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