



86 Samson Avenue,
Offers Over £150,000

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Well-presented 3-bedroom semi-detached villa offers versatile family accommodation across two floors in a popular residential area of Kilmarnock. Built circa 1945, the property has been thoughtfully updated and maintained, including a replacement boiler in 2023 and new radiators fitted previously.

The ground floor provides a welcoming entrance hall, generous lounge, modern kitchen, and three-piece bathroom with mains shower over bath. Upstairs, the landing leads to three double bedrooms, with the master benefiting from an en-suite shower room. The property features UPVC double glazing throughout, installed approximately five years ago, and benefits from gas central heating.

Outside, the property excels with hard-landscaped gardens featuring artificial grass for low maintenance. The rear garden includes a practical summerhouse and is fully enclosed by timber fencing and brick walls. To the front, a spacious driveway provides off-street parking. The garden's open aspect overlooks playing fields, offering an enhanced sense of space.

Located within a former local authority development where many properties are now privately owned, the property sits within reasonable distance of local amenities, schools, and transport links. Kilmarnock town centre offers comprehensive shopping, leisure facilities, and regular rail services to Glasgow.

This well-maintained home would suit first-time buyers, growing families, or anyone seeking move-in ready accommodation with good outdoor space and convenient town access.

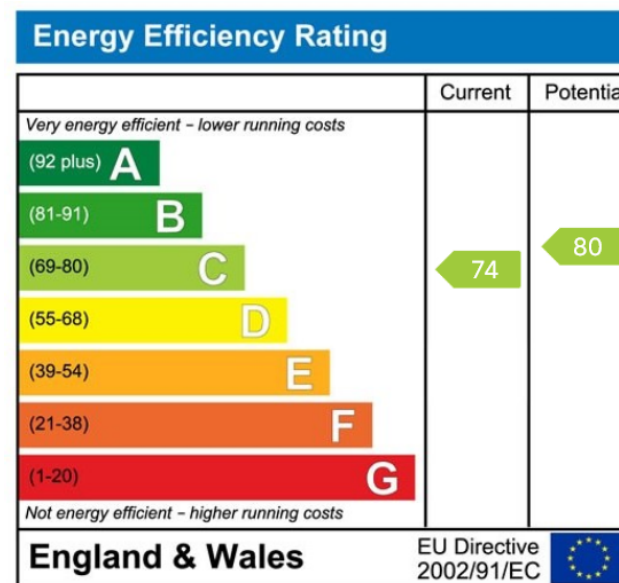




TOTAL: 1124 sq. ft. 105 m2
FLOOR 1: 634 sq. ft. 59 m2, FLOOR 2: 490 sq. ft. 46 m2
 EXCLUDED AREAS: WALLS: 102 sq. ft. 9 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. © FOUR WALLS MEDIA



- 3 Double Bedroom
- En-Suite Shower Room
- Gas Central Heating (Boiler 2023)
- Double Glazing Throughout
- Spacious Driveway Parking
- Low-Maintenance Garden with Summerhouse
- Presented in walk-in condition throughout
- Convenient location close to amenities
- Council Tax Band B
- EPC Rating C (74)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements