



17 Scott Road, Kilmarnock KA1 1SN
Offers Over £145,000





Great opportunity to purchase this rarely available SEMI DETACHED VILLA enjoying an EXCELLENT location within this quiet residential pocket. The property is found within one of Kilmarnock's sought after residential areas and within close proximity to the town centre and is ideally placed to benefit from the excellent amenities which Kilmarnock offers including a wide selection of bars, restaurants and cafes. There is a large Retail Park found a short distance from the property with a Tesco Superstore. Public transport facilities within the area include regular bus services with frequent rail travel from Kilmarnock Railway Station. For the motorist there are good road links providing easy access to the A77/M77 Motorway. Schooling is also available locally with the subjects being within the catchment area for Gargieston Primary School.

This fabulous family home provides accommodation over two floors, with a reception hall, a bright, spacious lounge overlooking the front gardens, and access to the spacious dining kitchen to the rear. The kitchen, which gives access to the side of the property and rear gardens, offers an extensive range of units both floor standing and wall mounted, finished in dark blue, with a contrasting light coloured work surface with an inset gas hob and electric oven below. On the upper floor, there are two good sized double bedrooms and an older style family bathroom. The property benefits from double glazing throughout, gas central heating, a driveway to the front and large enclosed gardens to the rear.

DIMENSIONS

Lounge	14'10" x 14'0"
Kitchen	18'1" x 8'0"
Bedroom 1	15'3" x 10'3"
Bedroom 2	12'5" x 10'1"
Bath room	5'0" x 8'0"

COUNCIL TAX

Band B

ENERGY RATING

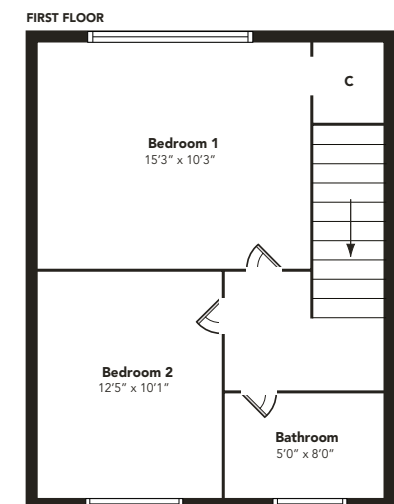
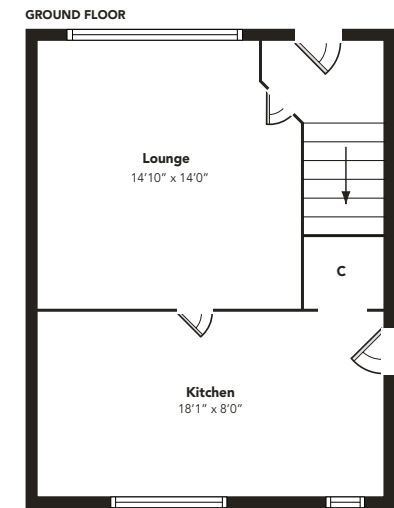
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INCLUSIONS

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

FEATURES

Excellent location
Two double bedrooms
Modern dining kitchen
Good schooling nearby
Good public transport services
Viewing essential



Floorplans are indicative only - not to scale
Produced by Plushplans



TRAVEL DIRECTIONS

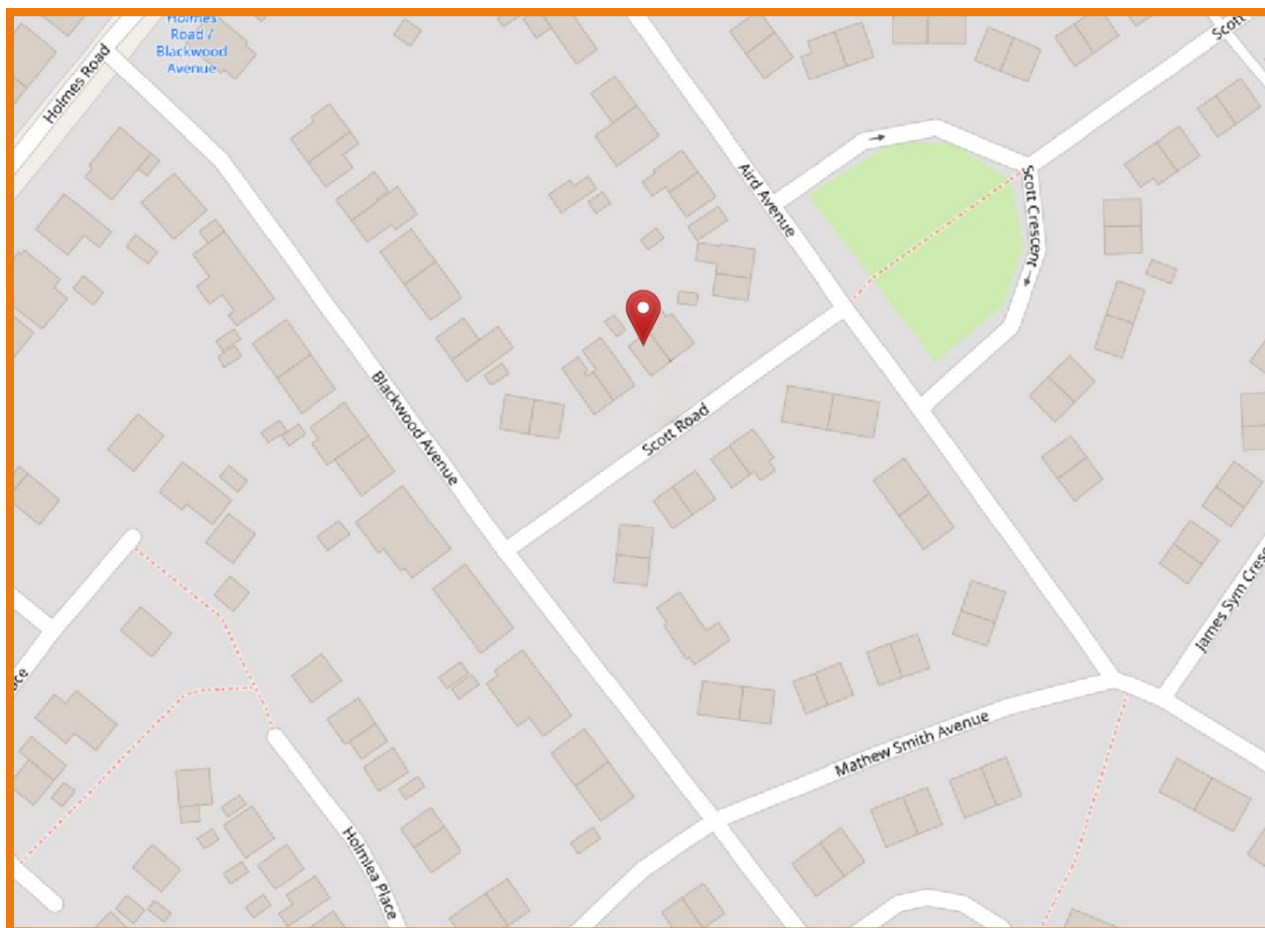
Travelling from Kilmarnock town centre on Dundonald Road, at traffic lights turn left onto McLelland Drive, then 2nd right into Scott Road where the property sits on the right hand side.

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.



7-9 Grange Place, Kilmarnock KA1 2BH

T. 01563 522 137

Email. property@barnettslaw.co.uk

Website: www.barnettslaw.co.uk